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ABSTRACT

This 13-part report presents the results of a study to determine whether Ketchikan Community College (KCC) should provide student housing over the next 10 years. Section I introduces the purpose of the study, the college, the prevalence of college-supplied student housing at two-year colleges, and study methodology. Section II summarizes the major findings of the study in terms of enrollments, off-campus housing, student characteristics, and housing demand; and provides conclusions and recommendations. Section III presents an analysis of enrollments and enrollment projections, and section IV presents information on the surrounding comunity and available housing, occupancy/vacancy rates, rental rates, and the potential impact of two planned housing projects. Section V contains KCC student profiles in terms of demographics, housing, transportation, and employment; section VI assesses student interest and preferences regarding on-campus housing. Results of an adult population survey and a high school student survey are presented in section VII. Sections VIII, IX, and X look at alternatives and options for KCC's student housing program, estimating on-campus student housing demand; discussing the advantages and disadvantages of residence halls, suite-type housing, single student apartments, and single/married student apartments; and weighing the options of providing no housing assistance, a housing placement service, and student housing. Finally, in section XI, general and specific design recommendations for a housing unit are presented. The survey instruments are appended. (LAL)

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STUDENT HOUSING
MARKET ANALYSIS

KETCHIKAN COMMUNITY COLLEGE

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June 1983

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June 30, 1983 (via Alaska Airlines Goldstreak Service)

Mr. Jack Wolever
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University of Alaska
P.O. Box 980
Auke Bay, Alaska 99821

Re: Student Housing Feasibility Study, Ketchikan Community College, Agreement Number KSH-82ep1

Dear Mr. Wolever:

Enclosed are 15 copies of our final student housing market analysis report for the Ketchikan Community College.

Based on our market analysis, we find that the Ketchikan Community College has a stable full-time enrollment base upon which a student housing program could be established. Future enrollment projections for the campus, however, can vary based upon the employment situation in the Ketchikan area. The relatively high unemployment in the area may in fact promote enrollment at the community college. The corollary is that if additional employment opportunities are provided in the Ketchikan area, the campus may experience a short term reduction in enrollments similar to that occurring at the University of Alaska, Fairbanks during construction of the oil pipeline.

The housing situation in the city of Ketchikan is extremely tight with an average one percent vacancy rate over the past two years. As we point out in the report, rents are moderately high in the community and could easily increase should a major proposal by the U.S. Borax Corporation to mine molybdenum at a site east of Ketchikan move forward.

Moreover, there appears to be an unmet demand for community college programs by adults living in communities outside of Ketchikan, as well as some additional demand among high school students in the area.

Taken together, the factors of a stable enrollment base, potential enrollment changes due to employment opportunities, a low housing vacancy rate, a low housing production rate, and moderately high rental rates in Ketchikan, along with considerable interest in on-campus housing among full-time students at Ketchikan Community College, lead us to conclude that the campus should plan to build a small apartment project to house a portion of its full-time student enrollment. Details of such a project are spelled out in the report.

Again, we want to express our appreciation to Bruce Gifford and to President John Menzie of Ketchikan Community College and to you, for your help and assistance in providing information from which this report has been prepared.

Sincerely,

Ira Fink, Ph.D.

Enclosures (15 copies of the final report, dated June 1983)

ON-CAMPUS STUDENT HOUSING
MARKET ANALYSIS
KETCHIKAN COMMUNITY
COLLEGE

June 1983

Prepared for

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TABLE OF CONTENTS
KETCHIKAN COMMUNITY COLLEGE
STUDENT HOUSING MARKET ANALYSIS
June 1983

Section | Page
LIST OF TABLES
PERSONS CONSULTED

I. INTRODUCTION 1
- A. Purpose 3
- B. Ketchikan Community College 4
- C. College Supplied Student Housing 5
- D. Study Methodology 9

II. SUMMARY AND CONCLUSIONS 11
- A. Ketchikan Community College Enrollments 13
- B. Off-Campus Housing 15
- C. Student Characteristics and Housing Demand 20
- D. Conclusion and Recommendations 24

III. ENROLLMENT ANALYSIS 33
- A. Enrollments 35
- B. Enrollment Projections 40

IV. COMMUNITY POPULATION AND HOUSING 49
- A. Background 51
- B. Existing Population 53
- C. Existing Housing 60
- D. Occupancy/Vacancy Rates 63
- E. Rental Rates 63
- F. Potential Impact of U.S. Borax Quartz Hill Facility 68
- G. Impact if Student Housing is Built at the University of Alaska, Juneau 75

V. KETCHIKAN COMMUNITY COLLEGE STUDENT PROFILES 81
- A. Demographic 83
- B. Housing 93
- C. Transportation 103
- D. Employment 105

VI. INTEREST IN ON-CAMPUS HOUSING AMONG KETCHIKAN COMMUNITY COLLEGE STUDENTS 113
- A. Type of Housing 115
- B. Preferences 117
- C. Attitudes 121

D. Cost of Housing 124
E. Conclusion 126

VII. COMMUNITY SURVEYS 131
A. Adult Population Survey 133
B. High School Student Survey 153

VIII. KETCHIKAN COMMUNITY COLLEGE STUDENT HOUSING PROGRAM 171
A. Objectives 173
B. Estimate of On-Campus Student Housing Demand 178
C. Summary of On-Campus Student Housing Demand 181

IX. KETCHIKAN COMMUNITY COLLEGE STUDENT HOUSING ALTERNATIVES 187
A. General Considerations 189
B. Residence Halls (Dormitories) 190
C. Suite-Type Housing 193
D. Single Student Apartments 195
E. Single/Married Student Apartments 197

X. OPTIONS AVAILABLE TO KETCHIKAN COMMUNITY COLLEGE 199
A. No Housing Assistance to Students 201
B. Student Housing Placement Services 203
C. Provide Student Housing 206

XI. RECOMMENDATIONS 209
A. General 211
B. Number, Type, and Size of Apartment Units 213
C. Specific Design Recommendations 220
D. Project Budget 221

XII. NOTES AND SOURCES 227

XIII. APPENDICES 231
Appendix A: Ketchikan Community College Student Housing and Transportation Survey A-1
Appendix B: Adult Population Surveys B-1
Appendix C: High School Student Surveys C-1
Appendix D: Typical Housing Listing Card D-1
Appendix E: Apartment Design Recommendations E-1
Appendix F: Rental Housing Rates in Ketchikan F-1

KETCHIKAN COMMUNITY COLLEGE
STUDENT HOUSING MARKET ANALYSIS
LIST OF TABLES

Table		Page
III-1	Historical Enrollment Data	36
III-2	Historical Enrollment Data	38
III-3	Actual and Projected Student Enrollment	41
III-4	Actual and Projected Student Enrollment	42
III-5	Actual and Projected Full-Time Enrollment	46
IV-1	Population Estimates, Ketchikan Gateway Borough	54
IV-2	1980 Distribution of Population, Ketchikan Area	58
IV-3	Hometown: Full-Time Students	59
IV-4	Housing Units, Ketchikan Gateway Borough	61
IV-5	Housing Tenure	62
IV-6	Vacancy Rates, Ketchikan (Zip Code 99901)	64
IV-7	Rental Housing Costs, Apartments in Ketchikan	67
IV-8	Projected Population Impacts, Ketchikan Gateway Borough	72
IV-9	Interest in Transferring or Enrolling at Juneau, If Student Housing Were Built There: Full-Time Students	77
IV-10	Aspirations of Ketchikan Community College Students: Full-Time Students	78
V-1	Response Rates, Ketchikan Community College Student Housing and Transportation Survey: Full-Time Students	84
V-2	Freshman and Sophomore Head Count Enrollments	85
V-3	Class Standing: Full-Time Students	87
V-4	Age: Full-Time Students	88
V-5	Marital Status: Full-Time Students	90
V-6	Number of Children: Full-Time Students	91
V-7	Number of Children Age Four Years or Less: Full-Time Students	92
V-8	Semesters Remaining at Ketchikan Community College: Full-Time Students	94
V-9	Current Housing Type: Full-Time Students	96
V-10	Number of Bedrooms in Housing Unit, Full-Time Students In Private Housing	97
V-11	Current Monthly Rent, Utilities Excluded: Full-Time Students	99
V-12	Average Monthly Utilities Cost: Full-Time Students	101
V-13	Average Weekly Food Costs: Full-Time Students	102
V-14	Vehicle Kept at Student Residence: Full-Time Students	104
V-15	Mode of Transportation: Full-Time Students	106
V-16	Average Distance to Campus: Full-Time Students	107
V-17	Nature of Employment: Full-Time Students	109
V-18	Unemployment, Ketchikan Area	110
VI-1	Interest in Living in On-Campus Housing: Full-Time Students	116

LIST OF TABLES (Continued)

Table		Page
VI-2	Preferred Number of Roommates to Share Apartment With: Full-Time Students	118
VI-3	Willingness to Share a Sleeping Room: Full-Time Students	119
VI-4	Importance of Features in Selecting a Place to Live	123
VI-5	How Much Are Students Willing to Pay to Live in On-Campus Housing: Full-Time Students	125
VII-1	Attended College Before, Ketchikan Area Adults	135
VII-2	Reason for Interest in Ketchikan Community College Program, Ketchikan Area Adults	137
VII-3	Current Housing Type, City of Ketchikan Adults	138
VII-4	Current Housing Type, Ketchikan Area Adults	142
VII-5	How Did You Locate Your Present Housing, City of Ketchikan Adults	143
VII-6	Young Adults Who Would Consider Attending Ketchikan Community College If Student Housing Was Available, Ketchikan Area Adults	146
VII-7	Minimum, Moderate, and Maximum Number of Young Adults Who Might Attend Ketchikan Community College If Student Housing Was Available, Ketchikan Area Adults	152
VII-8	Plans Upon Graduation From High School, Ketchikan Area High Schools	154
VII-9	Preferred Student Housing Among High Schools Students Planning to Attend College, Ketchikan Area High Schools	156
VII-10	Preferred College Housing Type, Ketchikan Area High Schools	157
VII-11	High School Students Planning to Attend Ketchikan Community College Among Those Attending College, Ketchikan Area High Schools	159
VII-12	Among Those Who Do Not Plan to Attend Ketchikan Community College, Would They Attend if the Academic or Vocational Program They Wanted Was Available, Ketchikan Area High Schools	160
VII-13	High School Students Who Would Be Interested in Attending Ketchikan Community College if Student Housing is Available, Ketchikan Area High Schools	163
VII-14	Minimum, Moderate, and Maximum Number of High School Students Who Would Not Otherwise Attend Ketchikan Community College Who Might Attend if Student Housing Was Available, Ketchikan Area High Schools	169
VIII-1	Summary of On-Campus Student Housing Demand	182
X-1	Projected Housing Starts, Ketchikan Area	204
XI-1	Proposed Project Size	216
XI-2	Minimum and Maximum Occupancy	218
XI-3	Total Estimated Project Area	223
XI-4	Estimated Project Budget	224

KETCHIKAN COMMUNITY COLLEGE
STUDENT HOUSING MARKET ANALYSIS
LIST OF EXHIBITS

Exhibit		Page
III-1	Historical Enrollment Data, Full-Time Students	39
III-2	Enrollment Projections (Head Count)	43
III-3	Enrollment Projections (Full-Time Students Only)	47
IV-1	Map, City of Ketchikan Area	52
IV-2	Map, Southern Portion of Southeast Alaska	57

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I. Introduction

I. INTRODUCTION

A. Purpose

The primary purpose of this study is to determine if, at some point, the Ketchikan Community College should provide student housing to support the programs of the community college over the next ten years.

A second purpose of this report is to assess whether there is an untapped market to attend Ketchikan Community College as expressed by high school students and young adults living in Ketchikan, Craig, Hydaburg, Klawock, and Metlakatla, which also may result in student housing demand.

The third purpose of the report is to describe and analyze Ketchikan Community College students--who they are, where they live, and what they do--both those students presently enrolled and those high school students and adults who may choose to enroll.

The analysis of demand and the profiles of the student population form the basis for this assessment of student housing demand at Ketchikan Community College.

B. Ketchikan Community College

Ketchikan Community College, established in August 1954, is one of 11 community colleges within the University of Alaska Statewide System of Higher Education. (In April 1962, an amendment to the community college Enabling Act made the community college an integral part of the university system of higher education.) Ketchikan Community College offers two associate degrees, the Associate of Arts and the Associate of Applied Sciences, each with different purpose, requirements, and content.

The campus of Ketchikan Community College is located at 7th and Madison Streets, in the northwestern section of Ketchikan. The first building on this site was opened in April 1969. In addition, the community college, in 1976, converted a bowling alley on Stedman Street for use as classrooms and vocational laboratories.

As a community college, KCC is presently a commuter school and does not provide student housing. Ketchikan Community College primarily serves the southeast area of Alaska from approximately the 56th parallel south to the Canadian border. While the majority of students at Ketchikan Community College consider Ketchikan their home town, nearly one-third of the full-time students are from other communities and islands around Ketchikan, from elsewhere in Alaska, or from the lower 48 states. Because of certain unique programs at Ketchikan Community College, for example, the diesel technology program, students are attracted from throughout the state.

Ketchikan Community College has outreach programs and is seeking to increase the number of high school graduates and adults living in the nearby communities of Craig, Hydaburg, Klawock, and Metlakatla to come to Ketchikan and attend the community college. One goal of the community college is to attract 50 percent of the high school graduates in the area to their programs. At present, approximately ten percent of the high school graduates stay in Ketchikan and attend the community college.

C. College Supplied Student Housing

It is generally agreed that a student's living conditions can affect the quality of his or her education. For a lower division (freshman or sophomore) student, the college experience can be enhanced by the social and educational activities of student living groups. The availability of educational resources, with academic facilities in close proximity to student housing or through special residence programs and advising, can broaden a younger student's perspective and provide the student with a sound foundation for his or her educational experience. It has been for this reason that most four-year colleges and universities have constructed on-campus housing, primarily to assist freshmen and lower division students in the transition from high school to college.

Among two-year community colleges, college supplied housing is the exception rather than the rule; the primary reason, of course, is that community colleges generally attract students from their local community. More often that not, these students have graduated from the local high school and continue to live at home with their parents or relatives. The community college student is most likely a commuter student who enjoys none of the rewards or benefits of being on-campus, except for classes. As noted in this study, and as summarized in the Educational Facilities Laboratories (EFL) report, The Neglected Majority: Facilities for Commuting Students (1):

> ...commuters are apt to be older, employed, more serious about their studies and more pragmatic about the relationship of the curriculum to their careers than residential students. They carry heavier financial and family responsibilities, and maintain closer ties with their families and friends--and with culture and mores--in the neighborhoods in which they grew up. Many are married and have families of their own; some are heads of single-parent households. Demands on their time, the tight schedules they follow, influence everything they do--the courses they enroll in, the activities they pursue, the time they spend on campus, where and how they spend it.

Additionally, and is the case at Ketchikan Community College, many of these commuters would desire to live on campus if student housing were available. Unlike community colleges in the lower 48 states, many KCC students travel from their homes elsewhere in Alaska, find a place to live in Ketchikan, and enroll for classes. These students--many of them no longer college neophytes and usually self-supporting to a considerable degree--would find the lower cost and convenience as the primary advantage of living in college provided housing.

College provided student housing is admittedly tangential to the primary purposes of a community college. Nevertheless, it is a necessary component of the educational process. Students will find housing, but if the conditions which dictate where, how, and at what cost they are housed work against them, they will be disadvantaged as housing consumers; to the degree that their housing patterns directly or indirectly result in increased costs, in terms of money, time and energy, they will be disadvantaged as students.

According to the report, Student Housing, also by the Educational Facilities Laboratory (EFL), students desire to live on campus when they are offered a variety of housing options from which to choose; a chance for small groups to establish a feeling of closeness through shared interests; privacy, meaning control over one's environment and an absence of rules and regulations; and, the option of renting space without food service (2).

The EFL report states that every study of student opinion conducted in recent years pointed to the fact that students want to play a larger role in shaping and managing their college lives. This is particularly true of the students at Ketchikan Community College.

Nonetheless, in spite of the advantages of college provided student housing, any college which operates or is currently considering building additional student housing faces certain constraints. First, in contrast to the rapid enrollment growth in the 1970's and early 1980's, there is considerable competition to attract students to various campuses; this eventually may lead to steady-state enrollments and in some cases a slight decrease in enrollments at some schools; this makes the forecasting of student housing demand more difficult. Second, this is a period of high construction costs, expensive interest rates, and economic constraints; building for the wrong market or overbuilding could result in unoccupied college supplied housing, which could lead to a drain on institutional financial resources. Third, any new housing constructed today may be occupied by a variety of students, both single and married, over the life of the housing project. The potential for changed occupancy needs to be considered at the outset. Fourth, student housing is more than shelter. It requires the college to function as a landlord, and it becomes a permanent long term commitment and part of the institution.

Nevertheless, it is within the spirit of a community college's commitment to education, as well as to student services, to meet effective long-term student housing demand and to reduce the hardships students face in securing housing while they pursue their education.

D. Study Methodology

To arrive at the recommendations contained in this study, the following methods and analyses were completed:

1. An extensive student housing and transportation survey was distributed by mail to all full-time Ketchikan Community College students and distributed to part-time students during the spring semester 1983 registration;

2. A detailed survey of future plans was undertaken among all high school junior and senior students in Ketchikan, Metlakatla, Prince of Wales Island, and the South-East Island School District to determine who might attend Ketchikan Community College and how student housing would affect that decision;

3. A sample survey was conducted of the entire adult populations (age 18 to 25) of Ketchikan, Craig, Hydaburg, Klawock, and Metlakata to determine the possibility they might choose to enroll at Ketchikan Community College;

4. An analysis was made of all housing advertised for rent in the Ketchikan Daily News from January 1982 through February 1983, by type, size and cost.

5. A thorough review and analysis was made of current and projected Ketchikan Community College enrollments from 1980 through 1992; and,

6. An analysis was carried out on all student housing options and alternatives available to the Ketchikan Community College.

In addition to the above, interviews were conducted with persons involved in the production and supply of housing in Ketchikan, including developers, realtors, bankers, City of Ketchikan and Ketchikan Gateway Borough officials, and proponents of major development proposals in the Ketchikan area including the U.S. Borax proposed Quartz Hill facility, the U.S. Forestry Service dormitory project, and the Maritime Ferry maintenance facility.

On-campus interviews were conducted at Ketchikan Community College with student service and academic planning staff, and with community college president, John Menzies, as well as with staff at the University of Alaska, Juneau campus and the University of Alaska Statewide Administration. A complete list of those interviewed is contained at the beginning of this report.

II. Summary and Conclusions

II. SUMMARY AND CONCLUSIONS

This chapter summarizes the major findings of the study in terms of enrollments, off-campus housing, student characteristics and housing demand, and provides conclusions and recommendations.

A. Ketchikan Community College Enrollments

The period of greatest growth at KCC is expected to occur from 1982 through 1986 when the college expects that its growth will be from 681 head count students to 1,356 head count students. This represents a 100 percent change in enrollment at Ketchikan Community College, or an average increase of nearly 25 percent per year. (By comparison, the change in community college enrollment across the state is expected to increase by 35 percent in the same period or an average of approximately nine percent per year.)

The percentage of full-time students at Ketchikan Community College has historically averaged nine percent of total head count enrollments. In the spring semester 1983, 77 full-time students and 609 part-time students were enrolled.

Full-time enrollment is expected to increase at an average of 18 students per year during the next four years. Much of this projected growth at Ketchikan Community College is predicated upon the population impacts due to a current proposal by the United States Borax and Chemical Corporation to construct a molybdenum mine at Quartz Hill, approximately 45 miles east of Ketchikan.

In the event the Quartz Hill project is delayed, does not move forward, or does not result in major enrollment growth at KCC, a supplemental set of enrollment projections for full-time head count students at Ketchikan Community College was prepared based upon the assumption that enrollment increases at Ketchikan Community College would be similar in rate of growth to those projected for all community colleges in Alaska. This supplemental projection suggests an average increase of eight full-time students per year over the next four years.

If the Quartz Hill project and other related developments in Ketchikan move forward and result in major growth for the community college, full-time head count enrollment at KCC could increase from approximately 50 students in fall semester 1982, to 122 in fall 1986, and 164 in fall 1992. If the Quartz Hill or other growth inducing development does not take place in Ketchikan, the full-time head count enrollment would likely be less, but would still increase from 50 in fall 1982, to 83 in fall 1986, and to 104 in fall 1992.

Based on survey results from full-time students, Ketchikan Community College draws 69 percent of its students from Ketchikan, five percent from Metlakatla, five percent from Hydaburg, eight percent elsewhere in Alaska, and 13 percent from the lower 48 states. This suggests that there is an untapped student age population in the areas outside of Ketchikan who might choose to attend Ketchikan Community College depending upon program availability or as this study suggests upon the availability of housing.

B. Off-Campus Housing

There are approximately 2,300 single family housing units in the Ketchikan Gateway Borough, 1,700 duplex and multi-family units, and 400 mobile homes.

According to the Bureau of Census, 57 percent of the housing units in Ketchikan Gateway Borough are owner occupied, and 43 percent of the housing units in the Borough are rented. For the City of Ketchikan itself, the 1980 Census estimates that 49 percent of the housing units were owner occupied, and 51 percent were rented.

Vacancy rates in Ketchikan are extremely low. Recent analyses of the vacancy rates, tabulated by the Federal Home Loan Bank Board of Seattle, indicate the vacancy rate in May 1982 in multi-family (rental) housing was 0.6 percent, and in single family housing was 1.4 percent.

From an analysis of rental housing ads listed in the *Ketchikan Daily News*, furnished studio apartments generally range in rent from $300 to $500 per month, however, there were seldom vacancies listed for this type of unit. Similarly, one-bedroom unfurnished units were seldom advertised for rent. One-bedroom furnished units, when advertised, generally range in rent from $450 to $650 per month. Two-bedroom unfurnished units were also hard to locate; when available, rents were generally in the $600 to the $750 range. Two-bedroom furnished units were regularly advertised for rent in the range of $600 to $850 per month. Three-bedroom unfurnished units were also seldom advertised with only two such units appearing for rent during the 14 months covered by the survey. By comparison, three-bedroom furnished units, including houses, duplexes, apartments, and condominiums, were regularly advertised. Rents for three-bedroom furnished units currently range between $700 and $900 per month for apartments, and $850 to $1,050 for duplexes and houses.

In November 1982, the United States Borax and Chemical Corporation (U.S. Borax) filed an initial plan of operation for development of its Quartz Hill mining claims. According to U.S. Borax, the initial plans of operation must be evaluated and approved by the U.S. Forest Service before development and operational activities may commence. According to U.S. Borax, the Quartz Hill mine is estimated to have a life of 70 years, at an ore processing rate of 60,000 tons per day.

Construction of the mine is currently scheduled to begin in 1984. Construction is estimated to take three and one-half years with the mine scheduled to begin operation in late 1987.

According to U.S. Borax, the construction work force was initially estimated to be 1,000 persons. Other estimates place the construction labor force at approximately 600 to 660 persons in the years 1985 through 1987. The mine construction would require a moderate to high percentage of skilled labor. Once completed, operation of the mine is expected to require approximately 850 to 1,000 full-time employees. Mine operation will require trained operators and craftsmen.

According to U.S. Borax, the company prefers the development of a town site located at Bakewell Arm near Quartz Hill which would be expanded to a full service community during the five or six year period following plant start-up. However, U.S. Borax notes that several alternatives are still under consideration, including whether there would be a full town site development at the Bakewell site, at an alternative location known as the Wilson site, or whether there would be a base camp at Quartz Hill with employees commuting from Ketchikan.

The amount of impact on Ketchikan in terms of increased employment, population growth, increased housing demand, increased demand for developed land in the Borough, fiscal impacts, increases in school age population, positive social impacts including increased availability of social and culture opportunities, and negative social and physical impacts of the consequences of growth such as higher crime rates, increased traffic congestion, accelerated inflation, and more intense competition for social and economic resources within the community will vary according to whether the "town site" near Quartz Hill, or the "commute" from Ketchikan option is selected.

However, in general terms, and based upon the experiences of the University of Alaska, Fairbanks, as a result in changes in the City of Fairbanks during the construction of the oil pipeline in the mid-1970's, certain conclusions regarding the impact on the Ketchikan Community College can be reached regardless of whether the "town site" or "commute" option is selected.

First, the price of housing in Ketchikan will most likely be bid up, prior to and during the construction period, and continue to be high during the period of start-up of the mine.

Second, in Fairbanks, the rapidly increasing cost of rental housing was followed by a period of rapidly decreasing housing prices once demand was reduced following construction of the oil pipeline.

This may not occur in Ketchikan as population projections indicate no decrease in community population once construction is completed and mine operations begin.

Third, if the demand for housing increases at a rate faster than the community can absorb the demand, then all forms of housing will be affected. At the University of Alaska, Fairbanks, during the oil pipeline construction, it was known that some persons enrolled at the campus simply to obtain a place to live in the university's residence halls but without the intent of attending classes. This could also occur in housing at Ketchikan Community College.

Fourth, there may be a decline in enrollment at Ketchikan Community College, particularly during the construction period as some students who might otherwise enroll would instead choose to work at the mine site if they could be employed. This was the case at University of Alaska, Fairbanks. At Fairbanks, a 20 percent decrease in head count enrollment occurred during the first three years of pipeline construction; after that time enrollments again started to increase, but required a full two years to elapse before the pre-pipeline campus enrollment level was achieved. Currently, the November 1982 unemployment rate in Ketchikan is 11 percent, and outside of Ketchikan it is 24 percent.

Fifth, while considerable population growth is projected for Ketchikan under the various development options, the impact on Ketchikan Community College is likely to be lumpy rather than continuous. The community college may not immediately experience enrollment changes proportionate to population changes in the community. Most likely, there will be a lag of one to two years between population increase and enrollment growth.

Sixth, regardless of whether the "town site" or "commute" option is selected, Ketchikan Community College may have an opportunity to develop technology programs to assist the local community in gaining skills, both for the initial work force and for those employed as a result of job turnover.

In summary, Ketchikan Community College should view the population changes with short term caution in terms of direct impact upon enrollment, with short term alarm with regard to impact on housing costs for its students, and with long term promise in terms of increased enrollment, academic programs, and community service.

C. Student Characteristics and Housing Demand

For purposes of analyzing student housing demand, student marital status is an important characteristic. Single students, if they choose, can share their housing, whereas students who are married, or who are single parents, generally occupy an entire housing unit.

In the spring semester 1983, 29 percent of the full-time students at KCC were married; 58 percent were single, and significantly, 13 percent were divorced, widowed, or separated. Among this latter group, all were female students.

While popular opinion suggests that community college students, at least those who are single, live at home and commute to the community college, this is not the case at KCC.

Overall, of the total full-time enrollment in the spring semester 1983, more than 40 percent of the Ketchikan Community College students either lived alone or with their spouse in an apartment or house, one-third lived in housing they shared with others, while only one-eighth lived with their parents or guardians, and the remainder lived in other forms of housing.

Among single students, more than one-half paid less than $325 a month for rent. Nearly one out of eight single students paid between $150 and $174 a month for rent, and another one out of five paid between $200 and $224.

Among married students, one-half paid $375 a month for rent or less, including one-third of all married students who paid between $150 and $199 monthly rent. Among divorced, widowed, or separated students, who, as noted earlier, are all female, one-half paid $325 a month or less for rent.

More than seven of ten full-time students at Ketchikan Community College were not employed. The relatively high unemployment rate among full-time students is partially explained by the seasonal economy and employment in the Ketchikan area. Many students are employed in occupations, such as fishing, which allow them to be employed in the fall but not in the spring. The prolonged decline in the forest products industry, both nationally and in Alaska, affects the southeast region more than any other in the state. The seasonal employment also accounts to some degree for the increased enrollment in the spring at KCC.

As noted earlier, the prospect of increased employment due to the U.S. Borax Quartz Hill project may have the temporary effect of a slight enrollment decrease as students, who when they are unemployed attend KCC, would instead choose employment and temporarily drop out of college.

Overall, a high degree of interest exists for on-campus student housing; 61 percent of all full-time students stated they would be interested in living in on-campus apartments; five percent indicated an interest in living in on-campus residence halls (dormitories). Nearly one-quarter of the students said they were not interested in on-campus housing; another ten percent were undecided.

The highest interest in living on-campus was shown by single female students. Of the single female students, 85 percent indicated an interest in living in on-campus housing, with the greatest interest in apartment living.

While there is considerable interest in on-campus housing, the interest does not pertain to sharing housing. One-third of the single males and one-sixth of the single females indicated a preference for housing that they would not share with any roommates. Of those who did wish to share housing, one-third of the single male students and more than one-half of the single female students preferred only one roommate.

As part of this study, KCC students were asked a series of 19 questions which defined characteristics they might seek in their search for housing. Among full-time Ketchikan Community College students, the most important criteria in selecting a place to live was that it be "at the lowest possible cost." This is consistent with data on both the amount of rent the students currently pay and the fact that so few of the full-time students are employed.

The second most important consideration in selecting a place to live was that it provide "a quiet place to sleep." This is consistent with findings of college students elsewhere, particularly at the University of Alaska, Fairbanks campus where in a similar survey conducted in 1982 a "quiet place to sleep" was their most important consideration.

The third most important consideration was that their housing provide "a quiet place to study." Also receiving high importance was that the housing provide "a place to be alone when they feel like it;" "privacy in the bathroom;" and, "plenty of storage/closets."

If Ketchikan Community College continues not to provide housing assistance to students, the students will continue to locate housing as best they can. For the more than 30 percent of the Ketchikan Community College students who are recent high school graduates or other young adults who travel from elsewhere in Alaska or the lower 48 states to attend KCC, locating suitable housing could be a deterrent to their enrolling at the campus.

D. Conclusion and Recommendations

1. From the student survey, the following conclusions can be drawn regarding KCC student interest in living on-campus:

a. Considerable interest exists among single and divorced, widowed, or separated students, and to a lesser extent among married students, in living in on-campus housing;

b. The greatest interest in on-campus student housing is for apartments, not residence halls.

c. Students generally prefer not to share their housing with a roommate; however, among those who do prefer to share, most prefer to share with only one other roommate;

d. Among those willing to share, they are willing to share their bedroom as well as their housing unit.

e. One-half of the students would want to pay between $250 and $300 per month in rent, one-third want to pay less.

2. If college provided housing were available, and despite its proximity to campus, the overriding consideration among students in choosing to live on-campus at Ketchikan Community College would be that the housing be provided at the lowest possible cost, provide a quiet place to sleep, and a quiet place to study.

3. Often, colleges faced with severe student housing shortages have advertised in the local community newspapers asking landlords to notify

the college if they have vacancies in their housing in an attempt to facilitate students obtaining housing.

It is recommended that on a one-year trial basis, Ketchikan Community College maintain a minimum student housing placement service of obtaining rental listings from landlords and/or realtors and making them available to students by posting them on a bulletin board in a location convenient to students.

4. In instances where colleges or universities build on-campus housing, it is generally established as a self-supporting auxiliary enterprise, and carries the same burden of financial solvency as private owners of income property. Not only does the college share the common dilemma of financially solvent housing with the private sector, but both are dependent on the student market and fluctuations which can occur within this market.

It is important for a college without a student housing program, such as Ketchikan Community College, to consider carefully all aspects of a program before deciding to undertake the provision of student housing. These aspects include for example: financial, physical, enrollment, and operational management.

5. If a program of student housing is started, the college should realize that the demand for housing will be responsive to changes in

enrollment (both decreases as well as increases) and in housing market conditions. The college, if it embarks on a housing program, should be prepared to review the program periodically and adjust the program in response to changing needs. This implies both a need to have an administrative person or organization to oversee the student housing program and a willingness periodically to examine and adjust the program. Student housing, and the function of the college as a landlord, become a permanent commitment and part of the institution.

6. Housing constructed on campus should initially be apartments to provide flexibility of occupancy. As housing needs of different groups change over time (primarily between single and married students) apartment type housing can be utilized to best fit the prevailing need.

7. The college should employ a housing manager in the apartment project to provide assistance, including counseling and advising, as needed, to students who may to choose to live in the housing. (Because of the widespread differences in age and background of the students, there is not sufficient demand, at present, to develop a single-purpose communal type housing facility, such as a residence hall or a living/learning residence. However, should campus enrollments increase sufficiently and a critical mass of at least 15 to 20 students of similar needs and backgrounds be identified, the campus should consider as a second phase the building a college oriented living/learning residence, completely supervised by the college.)

8. Since Ketchikan Community College has no student housing at present, and because the actual behavior of students may be different than their expressed behavior, as determined by survey, it is recommended that the community college start with a modest program of student housing. The recommended program would permit the campus to house 60 percent of the minimum demand from all sources by 1985. Since the minimum demand is estimated at 67 students, housing 60 percent of that total would mean the need to provide housing for approximately 40 students.

Because the projected student housing demands are based on a number of certain as well as uncertain conditions including actual adult and high school student behavior, potential population increases due to the U.S. Borax proposal, and anticipated enrollment increases at Ketchikan Community College, it would be prudent to design a first phase housing project based on present conditions with some anticipation of future conditions. In this way, the community college would still have a viable housing project because it had underbuilt rather than overbuilt for demand. Additionally, if the community college builds apartments, the apartments are flexible enough that they can house one or two students in a one-bedroom unit, and two to four students in a two-bedroom unit, thereby increasing total project occupancy to meet demand.

9. Because students in various groups indicated an interest in student housing, the proposed 16 unit apartment project can accommodate a

minimum of 24 students, and a maximum of 48 students. The range of occupancies will permit the housing to meet the demand of presently enrolled full-time students and also to meet the demand created by future high school graduates and young adults in the Ketchikan area who indicated an interest in attending KCC and living on-campus. The apartment building would be for occupancy by single students or married student families with or without children.

10. While not spartan, the units chosen for programming purposes for the project are certainly not luxurious. A one-bedroom unit would contain approximately 680 gross square feet, a two-bedroom unit with a compartmented bathroom would contain approximately 910 gross square feet

11. Based on cost data supplied by the University of Alaska, the total construction costs, including site improvements and equipment, would total $2.0 million. The total project would be approximately $2.3 million.

12. Underlying the analysis of housing demand is the assumption that much, if not all, of the capital construction cost would be by means of a state general fund appropriation, thereby requiring the housing only to generate enough revenue to cover operating and short- and long-term maintenance costs. It was further assumed that no land acquisition cost would be involved. If these assumptions are not valid, and there is

land cost, or the housing is financed partially or entirely through revenue based financing, with the result that a monthly housing cost is needed to liquidate the indebtedness, then the housing demand could be reduced depending upon the rental rates.

13. Since university supplied housing is generally level in its debt service costs per year, the average monthly cost to the students will most likely be increased only occasionally to cover changes in the operating and maintenance, or non-capital costs.

14. To the extent that the community college could provide housing that rented for $200 to $250 per month per student, and depending upon the type of housing and the amount of privacy (fewest number of students per unit), the housing should be fully occupied. At rents above $250 per student per month, it is estimated that the demand would be reduced 25 percent; at rents above $300 per student per month, the demand would be reduced by 80 percent.

Thus the target rental rates that would result in highest occupancy would be in the $200 to $250 per student per month range.

At the period of initial occupancy, and if the housing is to be self-supporting, it is possible that rent per student may be at market or even higher. If it is too much above market, occupancy would drop, as students would have other housing alternatives from which to choose.

However, since the housing rent will most likely increase in price gradually, the housing should be below market rates within a few years. It is thus important to structure any debt retirement and sinking fund obligations so as to reduce the amount of debt and interest costs during the early years of the financing, with the costs to be gradually increased in later years, when it would be possible to raise the on-campus rates and still be lower in cost than the outside private market for housing.

III. Enrollment Analysis

III. ENROLLMENT ANALYSIS

This section analyzes current and projected enrollments for Ketchikan Community College.

A. Enrollments

1. Enrollment History

Three aspects of the enrollment history of the Ketchikan Community College are of particular importance in this study of student housing demand.

First, with the exception of a two year lapse in 1980-81 and 1981-82, enrollment at Ketchikan Community College has continually increased as determined by total student credit hours, total full-time equivalent students, and total student head count. For example, as shown in Table III-1, total head count enrollment increased from 462 in 1977 to 681 in 1982.

Second, while complete historical data are not available, student enrollment information for the past six semesters, (Fall Semester 1980 through Spring Semester 1983) indicates that freshmen and sophomore

Table III-1
HISTORICAL ENROLLMENT DATA
Ketchikan Community College
Fall Semester 1975 - Fall Semester 1982

Year(Fall Semester)	Student Credit Hours	Student Full-Time Equivalent(FTE)	Student Head Count (Total)	% Increase in Student Head Count
1975	1,147	76	N.A.	N.A.
1976	1,458	97	N.A.	N.A.
1977	1,747	116	462	N.A.
1978	1,902	127	485	5%
1979	2,425	162	626	29%
1980	2,338	156	500	-20%
1981	2,252	150	576	15%
1982	2,554	170	681	18%

N.A. = Not Available

Source: University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

full-time head count enrollment, as a percentage of total campus enrollment, has averaged approximately nine percent. This is shown in Table III-2. In other words, approximately one out of 11 students enrolled at Ketchikan Community College is enrolled for a full course load (12 credit hours or more per semester) and is considered a full-time student.

Third, while college enrollments traditionally are higher in the fall semester and lower in the spring semester as a result of student attrition, the opposite has generally been true at Ketchikan Community College at least for the past six semesters. As shown in Table III-2, enrollments among full-time students, and generally, among part-time students, have been greater in the spring semester than in the fall semester.

Since fall semester enrollments are used as the base period for projecting enrollments, there is a possibility that if this trend at Ketchikan Community College continues, the fall semester enrollments will understate the actual campus peak enrollment. One caution should be introduced, however: while spring semester enrollments are greater than fall enrollments, the growth in campus enrollments has not continued from fall to spring and again to fall. In all cases, fall semester enrollments are lower than spring semester enrollments of the prior academic year. This is shown graphically in Exhibit III-1 for full-time freshmen and sophomore head count students.

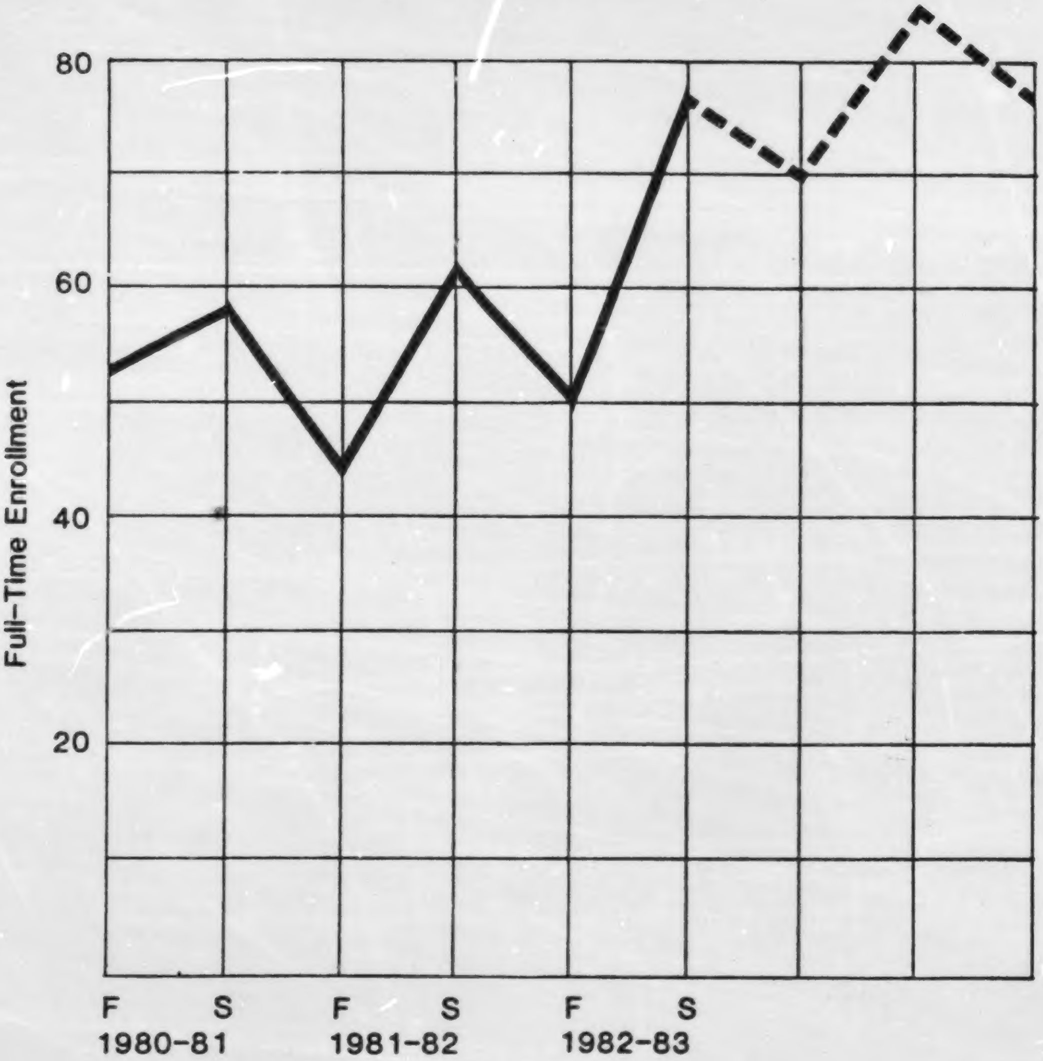
Table III-2
HISTORICAL ENROLLMENT DATA
Ketchikan Community College
Fall Semester 1980 - Spring Semester 1983

	Full-Time Students (Head Count)	Part-Time Students (Head Count)	Total Students[a]
Fall 1980	52 (11%)	431 (89%)	483 (100%)
Spring 1981	57 (9%)	613 (91%)	670 (100%)
Fall 1981	44 (8%)	523 (92%)	567 (100%)
Spring 1982	62 (9%)	662 (91%)	724 (100%)
Fall 1982	50 (7%)	618 (93%)	668 (100%)
Spring 1983	77 (11%)	609 (89%)	686 (100%)
Average Distribution of Full-Time and Part-Time Students	9%	91%	100%

a = Enrollments shown in the table above are slightly lower than total reported head count enrollments shown in Table III-4, as students who reported themselves as juniors, seniors, graduate, or unclassified are excluded from the totals.

Source: Ira Fink and Associates, based upon Ketchikan Community College, "Student Enrollment Statistics," Report L2008, semesters indicated.

Exhibit III-1
HISTORICAL ENROLLMENT DATA, FULL-TIME STUDENTS
Ketchikan Community College
Fall Semester 1980 - Spring Semester 1983



Source: Ira Fink and Associates, based upon Ketchikan Community College, "Student Enrollment Statistics," Report L 2008, semesters indicated.

As noted in Table III-2 and Exhibit III-1, total full-time head count freshmen and sophomore enrollment at Ketchikan Community College has averaged between 50 and 60 students for five of the last six semesters, increasing to 77 full-time students in the spring semester 1983. This recent increase in full-time students was accompanied by a slight decrease in part-time students. It is too early to determine whether these trends will continue.

Taken together, the three factors of generally increasing level of enrollments at Ketchikan Community College, the average of nine percent of enrollments as full-time students, and the greater enrollment in the spring than in the fall semester suggests there is a stable and increasing base of full-time enrollment at Ketchikan Community College upon which a student housing program could center.

B. Enrollment Projections

For purposes of forecasting student housing demand, the primary enrollment criterion is student head count enrollment rather than student credit hours enrollment or full-time equivalent enrollment. Within student head count enrollment, it is the full-time student who creates the student housing demand most generally accommodated by colleges and universities. Since both Ketchikan Community College and the University of Alaska Statewide Administration forecast student

Table III-3
ACTUAL AND PROJECTED STUDENT ENROLLMENT
All University of Alaska Community Colleges
Fall 1980 - Fall 1992

Year (Fall Semester)	Statewide Student Credit Hours	Statewide Student Full-Time Equivalent (FTE)	Statewide Head Count Full/Part Time (Total)	Projected Head Count Incr. Over Prior Year
1980 (actual)	73,505	4,902	14,048	3%
1981 (actual)	82,477	5,497	15,627	11%
1982 (actual)	89,001	5,933	17,611	13%
1983	97,440	6,497	19,394	10%
1984	106,324	7,088	20,916	8%
1985	112,148	7,479	22,059	5%
1986	121,055	8,070	23,789	8%
1987	126,998	8,466	24,948	5%
1988	132,271	8,797	26,009	4%
1989	138,065	9,203	27,167	4%
1990	142,488	9,501	28,075	3%
1991	147,270	9,818	29,055	3%
1992	152,498	10,166	30,099	4%

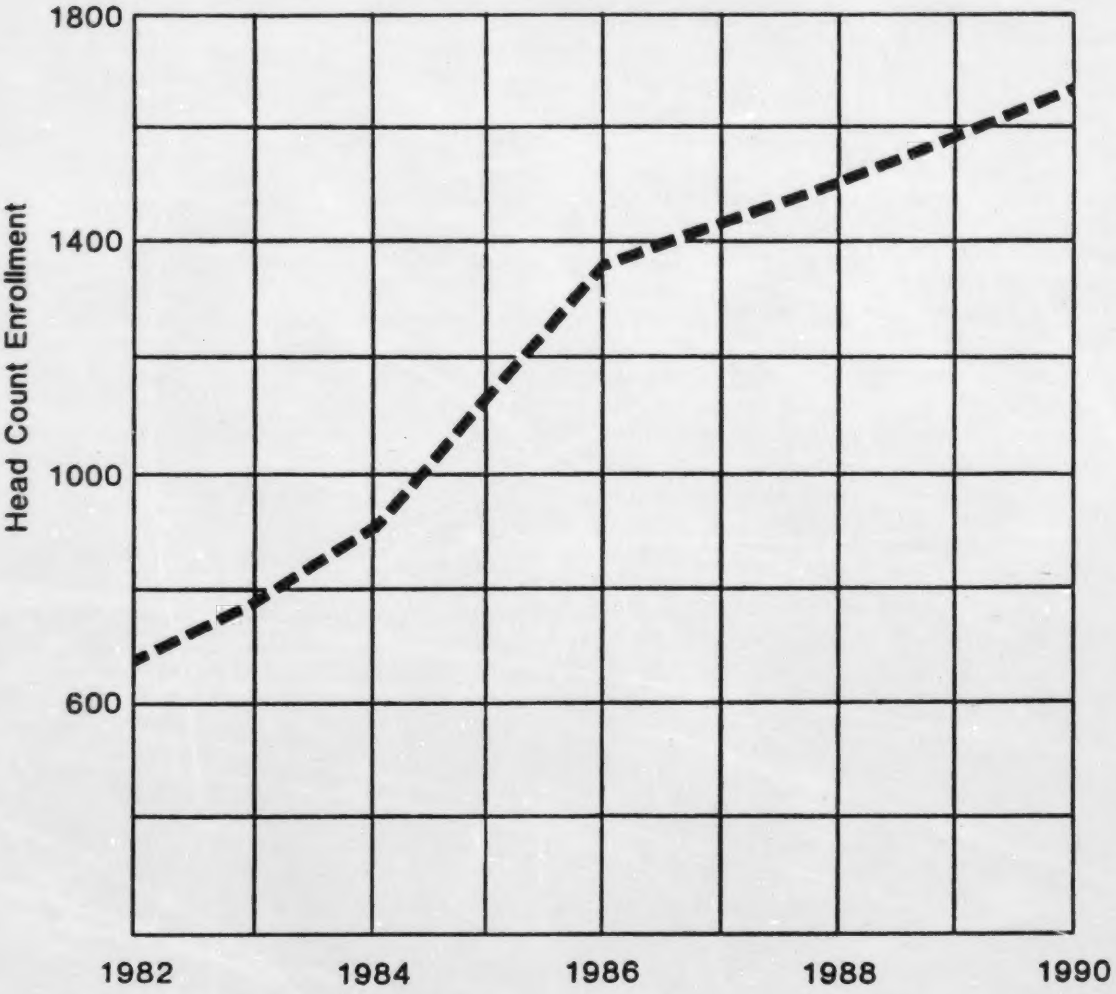
Source: Ira Fink and Associates, based upon data provided by the University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

Table III-4
ACTUAL AND PROJECTED STUDENT ENROLLMENT
Ketchikan Community College
Fall 1980 - Fall 1992

Year	KCC Student Credit Hours	KCC Student Full-Time Equivalent(FTE)	KCC Head Count Full/Part Time (Total)	Projected Head Count Incr. Over Prior Year
1980 (actual)	2,338	156	500	-20%
1981 (actual)	2,252	150	576	15%
1982 (actual)	2,554	170	681	18%
1983	3,105	207	784	15%
1984	3,570	238	901	15%
1985	4,470	298	1,128	25%
1986	5,370	358	1,356	20%
1987	5,640	376	1,424	5%
1988	5,970	395	1,508	6%
1989	6,225	415	1,572	4%
1990	6,540	436	1,652	5%
1991	6,870	458	1,735	5%
1992	7,215	481	1,822	5%

Source: Ira Fink and Associates, based upon data provided by the University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

Exhibit III-2
ENROLLMENT PROJECTIONS (HEAD COUNT)
Ketchikan Community College
Fall Semester 1982 - Fall Semester 1990



Source: Ira Fink and Associates, based upon data provided by the University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

enrollment only on a total student head count basis, that is, there is no breakdown by student academic level or by full-time/part-time students, estimates of these populations have to be derived from student head count enrollment projections.

To understand more about projected community college growth in Alaska, Table III-3 provides both a historical record and a projection of total community college student credit hours, full-time equivalent students, and head count enrollment for all community colleges within the University of Alaska system. As shown in Table III-3, total statewide community college enrollment grew by three percent from 1979 to 1980, 11 percent from 1980 to 1981, and 13 percent from 1981 to 1982. It is expected to increase ten percent this next year and then increase an average of three to eight percent per year during the remainder of the decade.

Table III-4 and Exhibit III-2 present similar enrollment projections for Ketchikan Community College from 1980 through 1992. Overall, and in comparison to the rest of the state, Ketchikan Community College is projecting that its total head count enrollment will nearly triple between 1982 and 1992.

The period of greatest growth at KCC is expected to occur from 1982 through 1986 when the college expects that its growth will be from 681 head count students to 1,356 head count students. This represents a 100 percent change in enrollment at Ketchikan Community College, or an average increase of nearly 25 percent per year. By comparison, the change in community college enrollment across the state is expected to increase by 35 percent in the same period or an average of approximately nine percent per year. Thus, for the next few years the Ketchikan Community College is projecting an increase in student head count enrollment growth approximately two and one-half times that of the rest of the community colleges in Alaska.

Since the percentage of full-time students at Ketchikan Community College has historically averaged nine percent, the head count enrollments were multiplied by nine percent to estimate future full-time enrollments. This is shown in Table III-5.

As shown in Table III-5 and Exhibit III-3, full-time enrollment is expected to increase at an average of 18 students per year during the next four years. Much of this projected growth at Ketchikan Community College is predicated upon the population impacts due to a current proposal by the United States Borax and Chemical Corporation to construct a molybdenum mine at Quartz Hill, approximately 45 miles east of Ketchikan. (This proposal is described later in this study.)

In the event the Quartz Hill project is delayed, does not move forward, or does not result in major enrollment growth at KCC, a supplemental set of enrollment projections for full-time head count students at Ketchikan

Table III-5
ACTUAL AND PROJECTED FULL-TIME ENROLLMENT
Ketchikan Community College
Fall 1980 - Fall 1992

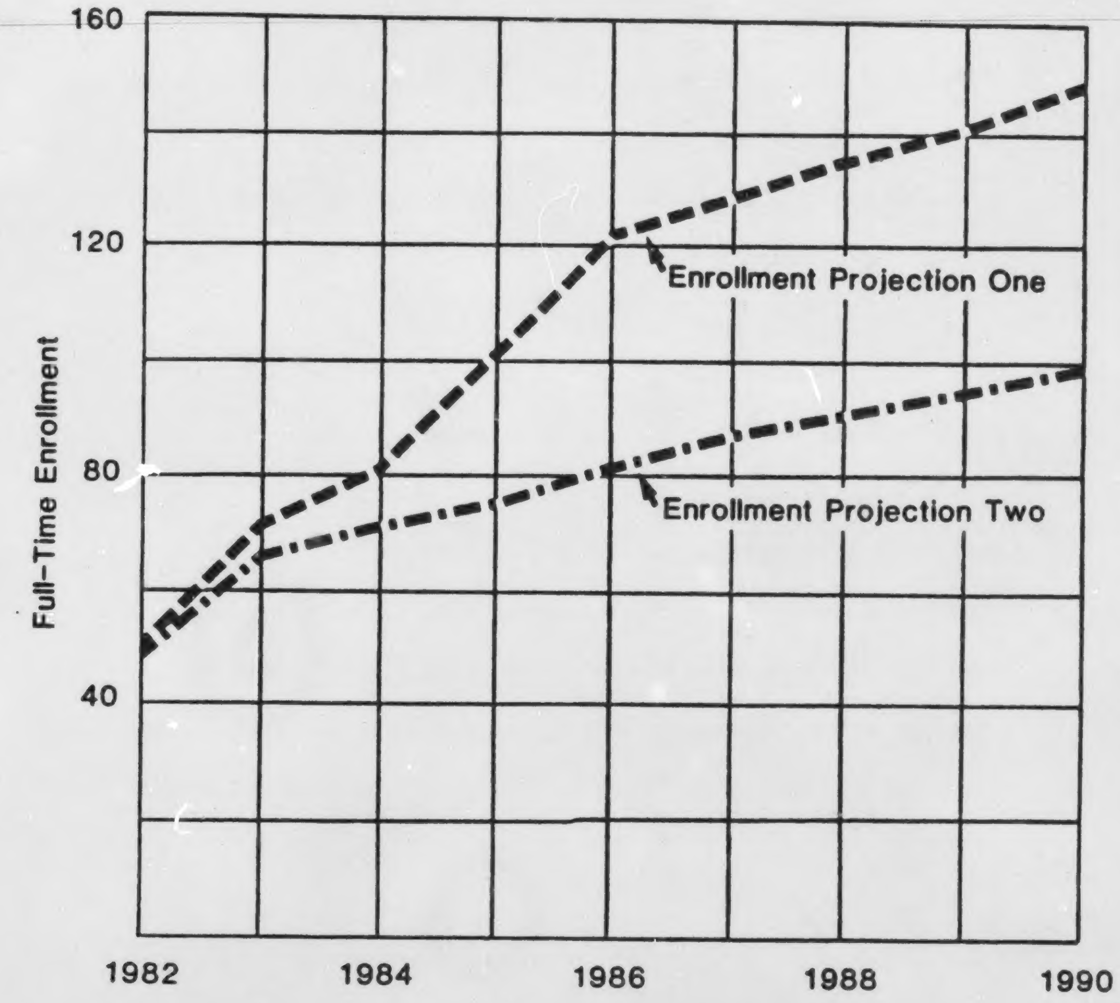
	Fall Semester Full-Time Student Head Count	
Year (Fall Semester)	Projection One[a]	Projection Two[b]
1980 (actual)	52	52
1981 (actual)	44	44
1982 (actual)	50	50
1983	71	67
1984	81	73
1985	102	76
1986	122	83
1987	128	87
1988	136	90
1989	141	94
1990	149	97
1991	156	99
1992	164	104

a = Enrollment Projection One is based upon nine percent of total projected student head count enrolled full-time using Ketchikan Community College and University of Alaska Statewide "Credit Enrollment Goals" projections, dated April 27, 1983, as shown in Table III-4.

b = Enrollment Projection Two is based upon nine percent of total projected student head count enrolled full-time using the same rate of growth as projected for all community colleges in Alaska, as shown in Table III-3.

Source: Ira Fink and Associates, based upon data provided by the University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

Exhibit III-3
ENROLLMENT PROJECTIONS (FULL-TIME STUDENTS ONLY)
Ketchikan Community College
Fall Semester 1982 - Fall Semester 1990



Source: Ira Fink and Associates, based upon data provided by the University of Alaska, Statewide Office of Institutional Planning, "Credit Enrollment Goals," April 27, 1983.

Community College was prepared; this supplemental projection also is shown in Table III-5 and Exhibit III-3. The supplemental set of projections is based upon the assumption that enrollment increases at Ketchikan Community College would be similar in rate of growth to those projected for all community colleges in Alaska. As before, the estimated full-time component of the enrollment is based upon the average historical rate of nine percent of all head count students at Ketchikan Community College being enrolled as full-time students.

As shown in Table III-5, if the Quartz Hill project and other related developments in Ketchikan move forward and result in major growth for the community college, full-time head count enrollment at KCC could increase from approximately 50 students in fall semester 1982, to 122 in fall 1986, and 164 in fall 1992. If the Quartz Hill or other growth inducing development does not take place in Ketchikan, the full-time head count enrollment would likely be less, but would still increase from 50 in fall 1982, to 83 in fall 1986, and to 104 in fall 1992.

IV. Community Population and Housing

IV. COMMUNITY POPULATION AND HOUSING

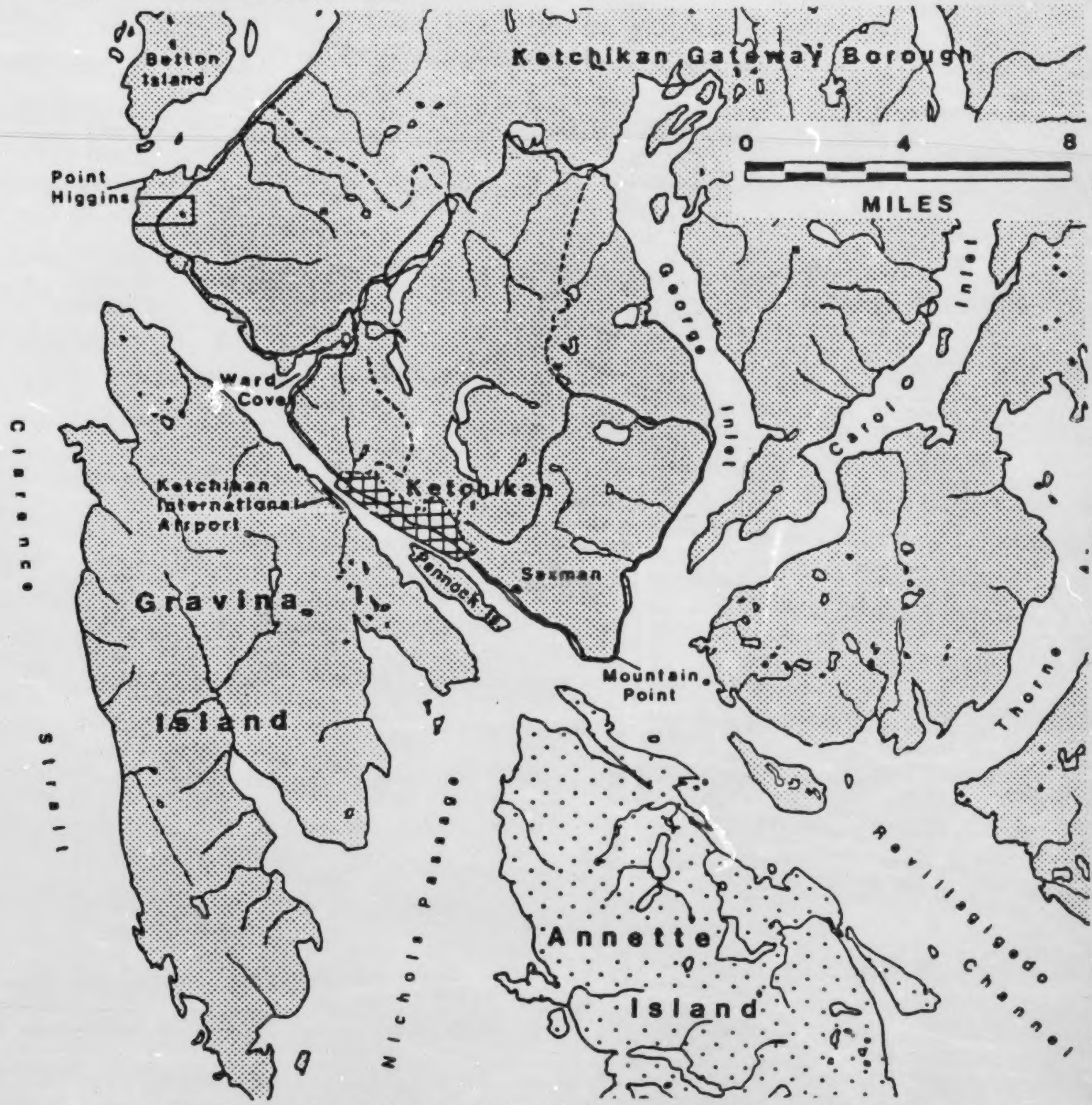
This section reviews the existing population and housing in the Ketchikan area, including Annette Island and Prince of Wales Island. These are the primary cachement areas for Ketchikan Community College. Of particular importance is the pending proposal by the United States Borax and Chemical Corporation to develop a molybdenum mine at Quartz Hill, 45 miles east of Ketchikan; this proposal is also discussed in this section.

A. Background

The Ketchikan Gateway Borough, shown in Exhibit IV-1, is located in the southern portion of the southeast Alaska panhandle. The islands of Revillagigedo, Gravina, Pennock, and several smaller islands make up the Borough.

The Borough's population is concentrated on approximately 35 miles of narrow shoreline on the southwest portion of Revillagigedo Island, known locally as the "roaded area." Approximately 64 percent of the Borough's population resides in the City of Ketchikan, historically the regional center of population. The City of Saxman, primarily a native community, is located three miles to the southeast of Ketchikan. In recent years,

Exhibit IV-1
MAP, CITY OF KETCHIKAN AREA



Source: "An Analysis of the Social and Economic Effects Resulting from the Development and Operation of the Quartz Hill Molybdenum Project: Executive Summary," prepared for the Ketchikan Gateway Borough by the National Institute for Socioeconmic Research, January 1983, p. 7.

subdivisions have been developed to the north and south with the result of secondary concentrations of population around Mountain Point and Point Higgins (1).

The city's location with respect to shipping has served to allow it to develop as the center for health, education and government services, as well as a trading and refueling center (2). As noted in the recent Entercom, Inc. study:

> The area's natural environment has strongly influenced how its inhabitants, from the first settlers to the relatively recent arrivals, have supported their existence. The sea and inland waters are the source of several species of fish, particularly salmon. The dense forests have provided the raw materials for timber and wood products industries (3).

With the current proposal by U.S. Borax, the exploration and development of mineral resources can be added to the list of growth inducing aspects of the Ketchikan economy.

B. Existing Population

As noted in a report prepared by the Ketchikan Gateway Borough Planning Department in September 1982, current "estimates of population in the City of Ketchikan and the Gateway Borough vary considerably depending on the source of the estimate" (4). Listed below in Table IV-1 are four

Table IV-1
POPULATION ESTIMATES, KETCHIKAN GATEWAY BOROUGH

Year	Bureau of the Census[a]	Entercom, Inc.[b]	Alaska Dept. of Labor[c]	Ketchikan Gateway Borough[c]
	Population Estimates For Ketchikan Gateway Borough			
1980	11,316	11,316	14,406	--
1981	--	11,616	11,373	--
1982	--	11,924	12,432[d]	12,336
	Population Estimates For the City of Ketchikan			
1980	7,198	--	--	--
1981	--	--	--	--
1982	--	--	--	--

Source: a = Census of Population and Housing, 1980--Summary Tape File 1A, Alaska Department of Labor, Research and Analysis Section.

b = "Ketchikan Gateway Borough, Socio-Economic Impact Analysis Summary," prepared for the United States Borax and Chemical Corporation by Entercom, Inc., September 1982, Table 1.17.

c = "Population and Housing in the Ketchikan Gateway Borough," prepared by the Ketchikan Gateway Borough Planning Department, September 1982, pp. 1-2, based upon Alaska Department of Labor statistics.

d = "Alaska Population Overview - 1982," prepared by the Alaska Department of Labor, 1983 (draft).

population estimates. The estimates vary from baseline data established by the Bureau of the Census in 1980.

In 1980, the U.S. Census Bureau reported the Borough population to be 11,316; 1981 estimates by Entercom, Inc. (consultants to U.S. Borax) placed the population at 11,616, while the Alaska Department of Labor indicated the 1981 population to be 11,373 based upon the 1980 Census figures; in 1982, the Ketchikan Gateway Borough Planning Department estimated the population to be 12,336, while the State Department of Labor estimated it to be 12,432.

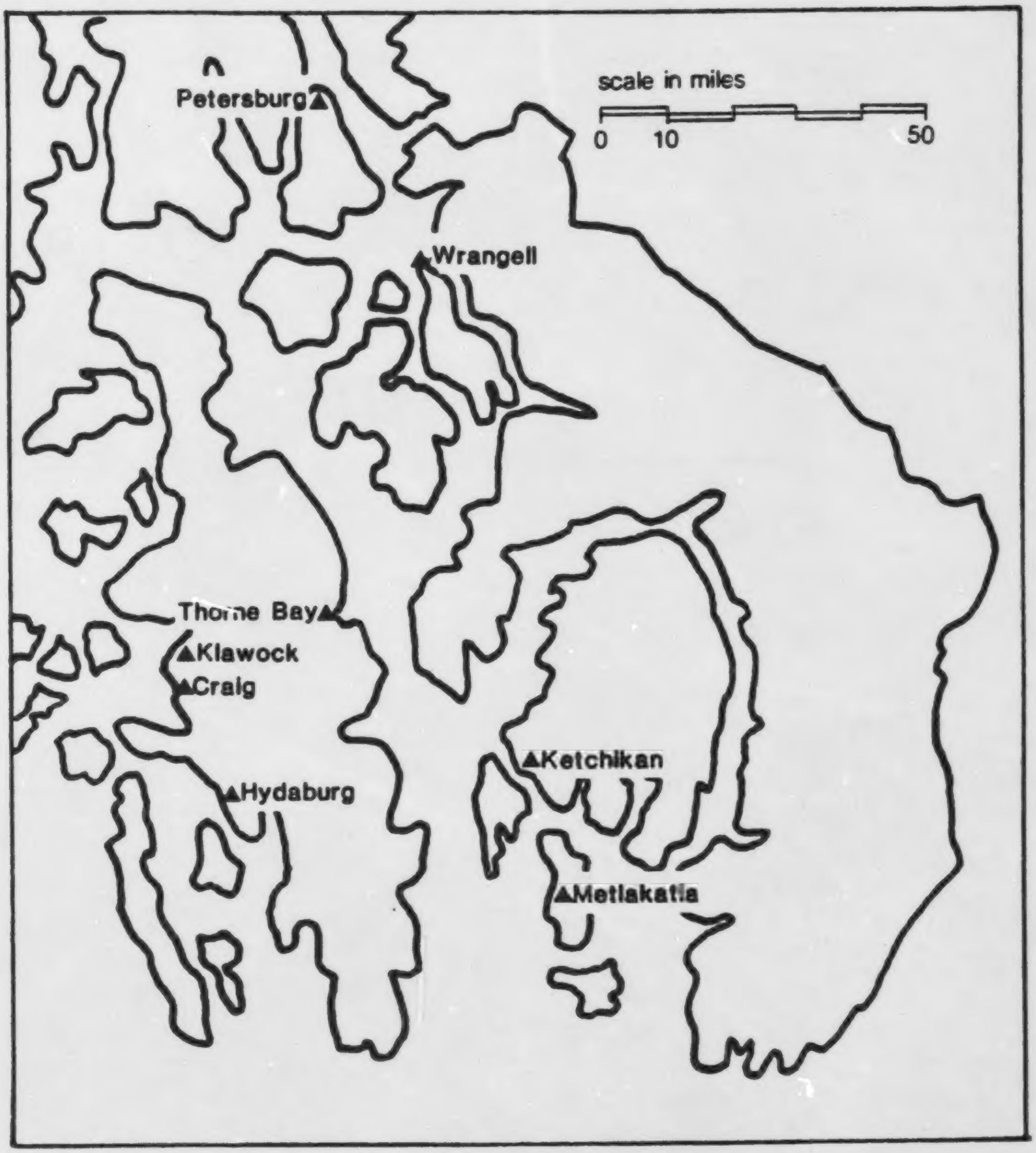
As a result of concern about the accuracy and completeness of the 1980 census, the Borough appealed the Bureau of Census population determination for Ketchikan. The Borough contended that the Entercom, Inc. earlier 1981 estimate of 13,423 most accurately reflected the area's population. The Borough's appeal was denied, leaving the Census Bureau's total to continue as the basis for revenue distribution within the State of Alaska. As noted above, the Borough Planning Department estimates the Borough population in 1982 to be 12,336.

Despite the variable population estimates for the city and the Borough, the variation in estimated population of the Borough has little direct short-term impact on Ketchikan Community College. However, long-term projections of population and the resulting demand for housing could have an impact on the community college in two ways: first, by misstating the potential population base upon which some growth at the community college is predicated; and second, by either understating or overstating the demand for housing in the community of which full-time Ketchikan Community College students are one of the competing forces. As noted earlier in Section III, the projected full-time head count growth at the community college over the next ten years is projected to increase by between 54 and 114 students (an average of 5 to 11 students per year), with the expectation that at least 12 percent of those students will be living at home with their parents.

Table IV-2 shows the 1980 Bureau of Census distribution of population in the Ketchikan area, including Craig, Hydaburg, Klawock, and Metlakatla. Of particular significance in Table IV-2 is the population age group who are 18 to 24 years, as more than 43 percent of the full-time students at Ketchikan Community College fall within this age group. A review of Table IV-2 indicates that of the 18 to 24 year old population, 83 percent live in Ketchikan Borough and the remaining 17 percent live in the outlying areas.

While Ketchikan Community College is located within the City of Ketchikan, the immediate service area of KCC includes a number of communities within easy travel distance. These major communities include the Cities of Craig, Hydaburg, Klawock and Metlakatla. They are the population centers of Prince of Wales Island and Annette Island, as shown in Exhibit IV-2. (These areas were included in young adult and

Exhibit IV-2
MAP, SOUTHERN PORTION OF SOUTHEAST ALASKA



Source: Ira Fink and Associates

Table IV-2
1980 DISTRIBUTION OF POPULATION, KETCHIKAN AREA

Age	Ketchikan Gateway Borough	City of Ketchikan	Craig City	Hydaburg City	Klawock City	Metlakatla
under 9 yrs.	1,907	1,145	76	55	71	215
10 - 14	971	604	54	32	41	114
15 - 19	1,045	685	67	41	33	136
20 - 24	1,040	685	42	13	28	108
25 - 29	1,184	731	75	26	31	98
30 - 34	1,007	605	38	27	24	88
35 - 44	1,554	935	75	36	38	110
45 - 54	1,107	718	44	22	28	86
55 - 64	859	613	30	18	16	47
65 or over	642	477	26	27	8	54
TOTAL	11,316	7,198	527	299	318	1,056

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing, Summary Tape File 1A.

Table IV-3
HOMETOWN: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Ketchikan	Metlakatla	Hydaburg	Other Alaska	Lower 48 States
Full-Time Students	69%	5%	5%	8%	13%

Source: Ira Fink and Associates

high school student surveys which are analyzed in Section VII of this study.)

A comparison of Table IV-2 with Table IV-3 shows that, based on survey results, Ketchikan Community College draws 69 percent of its students from Ketchikan, five percent from Metlakatla, five percent from Hydaburg, eight percent elsewhere in Alaska, and 13 percent from the lower 48 states. The table suggests that there is an untapped student age population in the areas outside of Ketchikan who might choose to attend Ketchikan Community College depending upon program availability or as this study suggests upon the availability of housing.

C. Existing Housing

As with population, estimates of housing in the city of Ketchikan and the Ketchikan Gateway Borough also vary depending upon the source of the estimate. As shown in Table IV-4, there are approximately 2,300 single family housing units in the Ketchikan Gateway Borough, 1,700 duplex and multi-family units, and 400 mobile homes.

The available data on housing tenure (owners and renters) in Ketchikan Gateway Borough is quite divergent. According to the Bureau of Census, and as shown in Table IV-5, 57 percent of the housing units are owner occupied, and 43 percent of the housing units in the Borough are rented.

Table IV-4
HOUSING UNITS, KETCHIKAN GATEWAY BOROUGH

	Bureau of the Census (April 1980)[a]	Ketchikan Gateway Borough (Apr 1980 - Dec 1982)[b]	Entercom, Inc. (Fall 1981)[c]
Single Family	2,288	+293	2,254
Duplex and Multi-Family	1,654	+160	1,700
Mobile Homes	341	+ 17	406
TOTAL	4,283	+470	4,360

Source: a = Census of Population and Housing, 1980--Summary Tape File 1A, Alaska Department of Labor, Research and Analysis Section.

b = "City Housing Statistics" and "Borough Housing Statistics," April to December 1980, 1981, January through August 1982, and September October, November, and December 1982.

c = "Ketchikan Gateway Borough, Socio-Economic Impact Analysis Summary," prepared for the United States Borax and Chemical Corporation by Entercom, Inc., September 1982, Table 1.4.

Table IV-5
HOUSING TENURE

	Ketchikan Gateway Borough (1980)[a]	City of Ketchikan (1980)[b]	Ketchikan Gateway Borough (1980)[b]
Owners	57%	49%	66%
Renters	43	51	30
Other Occupied	0	0	3
TOTAL	100%	100%	100%

Source: a = U.S. Bureau of the Census, 1980 Census of Population and Housing, Summary Tape File 1A.

b = "Ketchikan Gateway Borough, Resident Survey: Narrative Analysis," prepared for U.S. Borax and Chemical Corporation by Entercom, Inc., January 1982, p. 190

By comparison, Entercom, Inc., in their 1981 resident survey, estimated that 66 percent of the Borough units were owner occupied, 30 percent of the housing units were rented, and three percent were occupied without payment of cash rent. For the City of Ketchikan itself, the 1980 Census estimates that 49 percent of the housing units were owner occupied, and 51 percent were rented.

D. Occupancy/Vacancy Rates

Vacancy rates in Ketchikan are extremely low. According to the 1980 U.S. Census, the vacancy rate in rental housing in Ketchikan Gateway Borough was 1.3 percent, and in housing for sale which was vacant six or more months totalled 0.4 percent.

More recent analyses of the vacancy rates have been tabulated by the Federal Home Loan Bank Board of Seattle. As shown in Table IV-6, according to the Home Loan Bank, the vacancy rate in May 1982 in multi-family (assumed to be rental) housing was 0.6 percent, and in single family housing was 1.4 percent (5).

E. Rental Rates

While it is generally assumed that all college students rent their

Table IV-6
VACANCY RATES, KETCHIKAN (ZIP CODE 99901)

Survey Date	Single Family Units	Multi Family Units	Mobile Homes	Total Vacancy Rate
May 1981	1.3%	1.1%	0.0%	1.1%
May 1982	1.4	0.6	0.0	1.0%

Source: Ira Fink and Associates, based upon data provided by the Federal Home Loan Bank of Seattle, conducted by United States Postal Service carriers. (May 1983 survey data will not be published until July 1983.)

housing, this does not hold entirely for Ketchikan Community College students. It is estimated that all of the full-time single students who do not live at home and all of the full-time students who are divorced, widowed, or separated, are renters; moreover, it is estimated from the survey data that nearly 60 percent of the married students own their housing. Overall, among all full-time students at Ketchikan Community College, approximately 87 percent are renters and 13 percent are homeowners.

As noted later in Section VII, locating housing to rent in Ketchikan is difficult due both to the low vacancy rate and the fact that one-third of the young adults who were surveyed indicated that they located their housing through friends, while only 11 percent located their housing through newspaper ads.

Since housing is generally at least 25 percent of a student's budget, knowing the current price of rental housing in Ketchikan was of considerable importance. Discovering such information was, however, not an easy task. The published 1980 Census of Population and Housing data only indicate the cash rent for renter occupied housing, but do not indicate the size of the housing units being rented. To overcome this data difficulty, as part of this study an analysis was made of all rental housing ads listed in the Ketchikan Daily News on the Monday of each week from January 1982 through February 1983. The complete results are shown in Appendix F and summarized in Table IV-7. Since it was noted earlier that not all persons in Ketchikan obtain their housing by reading newspaper ads, this analysis provides only one indication of current rental housing cost.

As indicated in Table IV-7, furnished studio apartments generally range in rent from $300 to $500 per month, however, there were seldom vacancies listed for this type of unit. Similarly, one-bedroom unfurnished units were seldom advertised for rent. One-bedroom furnished units, when advertised, generally range in rent from $450 to $650 per month. Two-bedroom unfurnished units were also hard to locate; when available, rents were generally in the $600 to the $750 range. Two-bedroom furnished units were regularly advertised for rent in the range of $600 to $850. Three-bedroom unfurnished units were also seldom advertised with only two such units appearing for rent during the 14 months covered by the survey. By comparison, three-bedroom furnished units, including houses, duplexes, apartments, and condominiums, were regularly advertised. Rents for three-bedroom furnished units currently range between $700 and $900 for apartments, and $850 to $1,050 for duplexes and houses.

The survey of newspaper ads also showed that the number of units advertised as available for rent in the first two months of 1983 was two and one-half times greater than the number of units advertised during the first two months of 1982. On average, there were approximately 12 ads per week during the first two months of 1983 compared to five ads

Table IV-7
RENTAL HOUSING COSTS, APARTMENTS IN KETCHIKAN

Apartment Type	Studio	One Bedroom	Two Bedroom	Three+ Bedroom
Unfurnished	$200 - 350	$400 - 600	$600 - 750	$750
Furnished	$300 - 500	$450 - 650	$600 - 850	$700 - 900

a = Furnished three-bedroom houses were generally listed for rent at costs between $850 and $1,050 per month.

Source: Ira Fink and Associates, based upon newspaper ads in the Ketchikan Daily News, January 1982 through February 1983.

per week during the same period in 1982. This slight change in the number of advertised rental units could indicate some softening of demand. However, in comparison to the supply of housing, the current vacant units would represent less than a one percent vacancy rate.

While it was not possible to compare identical units being rented one year apart, it appeared that housing rental costs were stable, as there was little, if any, change in the asking price for comparable rental units over the time period from 1982 to 1983.

The number of units advertised for rent as furnished units considerably outnumbered the units advertised for rent as unfurnished. Whether this is a function of the supply of housing, or is a reflection of the demand for housing is not known.

F. Potential Impact of U.S. Borax Quartz Hill Facility

In November 1982, the United States Borax and Chemical Corporation (U.S. Borax) filed an initial plan of operation for development of its Quartz Hill mining claims, located 45 miles east of Ketchikan. According to U.S. Borax, the initial plans of operation must be evaluated and approved by the U.S. Forest Service before development and operational activities may commence.

According to U.S. Borax, the Quartz Hill mine is estimated to have a life of 70 years, at an ore processing rate of 60,000 tons per day.

Construction of the mine is currently scheduled to begin in 1984. Construction is estimated to take three and one-half years with the mine scheduled to begin operation in late 1987.

Two major studies of the potential impact of the Quartz Hill project on Ketchikan have been completed within the past year. The first, the "Ketchikan Gateway Borough, Socio-Economic Impact Analysis Study," was prepared for U.S. Borax by Entercom, Inc. (6). The second, "An Analysis of the Social and Economic Effects Resulting From the Development and Operation of the Quartz Hill Molybdenum Project," was prepared for the Ketchikan Gateway Borough by the National Institute for Socio-Economic Research (NISER) (7).

As presently envisioned, construction of the mine is expected to cost $870 million (1980 dollars). During operation, the annual payroll is expected to total $25 million per year.

According to U.S. Borax, the construction work force was initially estimated to be 1,000 persons. The NISER study estimates a maximum construction labor force of approximately 600 to 660 persons in the years 1985 through 1987. The mine construction would require a moderate to high percentage of skilled labor.

Once completed, operation of the mine is expected to require approximately 850 to 1,000 full-time employees. Mine operation will require trained operators and craftsmen.

Of particular importance to Ketchikan Community College are the studies, begun in 1981, to determine community impact depending upon whether mine employees will live in Ketchikan with their families and commute to the Quartz Hill site, or whether a community will be built near Quartz Hill to accommodate both the employees and their families. These are known as the "commute" option and the "town site" option. According to a November 4, 1982 fact sheet from U.S. Borax, the company prefers the development of a town site located at Bakewell Arm near Quartz Hill which would be expanded to a full service community during the five or six year period following plant start-up. However, U.S. Borax notes that several alternatives are still under consideration, including whether there would be a full town site development at the Bakewell site, at an alternative location known as the Wilson site, or whether there would be a base camp at Quartz Hill with employees commuting from Ketchikan.

Both the Entercom, Inc. and the NISER studies conclude that regardless of whether the "commute" option or the "town site" option is selected, the Quartz Hill project will have an impact on Ketchikan. The amount of impact in terms of increased employment, population growth, increased housing demand, increased demand for developed land in the Borough, fiscal impacts, increases in school age population, positive social impacts including increased availability of social and culture opportunities, and negative social and physical impacts of the consequences of growth such as higher crime rates, increased traffic congestion, accelerated inflation, and more intense competition for social and economic resources within the community will vary according to the option selected.

Because of differences in techniques and assumptions used in the Entercom, Inc. and the NISER studies, the two sets of projections vary in terms of employment, population, demand for housing, land use, and school enrollment.

Table IV-8 below summarizes the differences between the two reports in terms of anticipated population impact. The change in population will be accompanied by changes in housing demand, land use, and school enrollments; although the two sets of population estimates vary by a factor of four to five percent, it is beyond the scope of this student housing study to verify or recompute the data in the reports.

Surprisingly, neither of the two reports makes reference to the impact the project might have on Ketchikan Community College either in terms in changes in enrollment or in academic programs. However, in general terms, and based upon the experiences of the University of Alaska, Fairbanks, as a result in changes in the City of Fairbanks during the

Table IV-8
PROJECTED POPULATION IMPACTS, KETCHIKAN GATEWAY BOROUGH

	Entercom, Inc.[a]			National Institute of Socioeconomic Research[b]		
	1982	1989	1994	1982	1989	2002
Ketchikan w/out Townsite or Commute	11,924	13,674	15,090	11,563	13,387	15,624
Ketchikan if Town Site Option is Selected	11,943	14,182	15,572	11,563	14,949	18,474
Ketchikan if Commute Option is Selected	11,943	16,915	18,624	11,563	16,211	20,977

Source: a = "Ketchikan Gateway Borough, Socio-Economic Impact Analysis Summary," prepared for the United States Borax and Chemical Corporation by Entercom, Inc., September 1982, Table 1.17.

b = "An Analysis of the Social and Economic Effects Resulting from the Development and Operation of the Quartz Hill Molybdenum Project: Executive Summary," prepared for the Ketchikan Gateway Borough by the National Institute for Socioeconomic Research, January 1983, p. 28.

construction of the oil pipeline in the mid-1970's, certain conclusions can be reached regardless of whether the "commute" or "town site" option is selected.

First, the price of housing in Ketchikan will most likely be bid up, prior to and during the construction period, and continue to be high during the period of start-up of the mine.

Second, in Fairbanks, the rapidly increasing cost of rental housing was followed by a period of rapidly decreasing housing prices once demand was reduced following construction of the oil pipeline. This may not occur in Ketchikan in that both the Entercom, Inc. and the NISER population projections indicate no decrease in community population once construction is completed and mine operations begin.

Third, if the demand for housing increases at a rate faster than the community can absorb the demand, then all forms of housing will be affected. At the University of Alaska, Fairbanks, during the oil pipeline construction, it was known that some persons enrolled at the campus simply to obtain a place to live in the university's residence halls but without the intent of attending classes.

Fourth, there may be a decline in enrollment at Ketchikan Community College, particularly during the construction period as some students who might otherwise enroll would instead choose to work at the mine site if they could be employed. This was the case at University of Alaska, Fairbanks. At Fairbanks, a 20 percent decrease in head count enrollment occurred during the first three years of pipeline construction; after that time enrollments again started to increase, but required a full two years to elapse before the pre-pipeline campus enrollment level was achieved.

Fifth, while considerable population growth is projected for Ketchikan under the various development options, the impact on Ketchikan Community College is likely to be lumpy rather than continuous. The community college may not immediately experience enrollment changes proportionate to population changes in the community. Most likely, there will be a lag of one to two years between population increase and enrollment growth.

Sixth, regardless of whether the "commute" or "town site" option is selected, Ketchikan Community College may have an opportunity to develop technology programs to assist the local community in gaining skills, both for the initial work force and for those employed as a result of job turnover.

In summary, Ketchikan Community College should view the population changes with short term caution in terms of direct impact upon enrollment, with short term alarm with regard to impact on housing costs for its students, and with long term promise in terms of increased enrollment, academic programs, and community service.

Moreover, there is no fixed timetable for the proposed Quartz Hill development. As noted in the September 1982 issue of Alaska Economic Trends (8):

> U.S. Borax's Quartz Hill molybdenum mining project is the largest non-oil mine planned in the state. It has drawn much interest, particularly from those wishing to diversify Ketchikan's currently struggling local economy. It is possible, however, that this project's contribution to Ketchikan area employment will be delayed substantially.
>
> The primary question concerning Quartz Hill is how quickly it will be developed...an important factor is the world market demand for molybdenum. Molybdenum supply capacity currently exceeds demand. This is a result of depressed production by the steel industry, the dominant user of molybdenum. Molybdenum prices have dropped in response. Molybdenum now sells for about $7.00/pound, down from as high as $25.50/pound in 1979.
>
> Long-term outlooks are highly conjectural, but continued weak steel consumption and low molybdenum prices would almost certainly result in further downward revisions in planned capacity and delays in mine development at Quartz Hill. U.S. Borax could conceivably conduct bulk sampling to determine the quality of their find, and then delay development until market factors support the introduction of added molybdenum capacity. It is quite possible that Ketchikan will have a long wait before Quartz Hill's economic contribution is realized.

G. Impact if Student Housing is Built at the University of Alaska, Juneau

As part of the student housing and transportation survey, students were asked if they would consider transferring or enrolling at the University of Alaska, Juneau if on-campus student housing were constructed there. As shown in Table IV-9, nearly one-third of the full-time students said they would consider transferring or enrolling at Juneau if student housing were available. One-half of the students said no, they would not consider it, and one-sixth of the students indicated they were undecided.

The level of interest among Ketchikan students in housing at Juneau is not surprising. In a similar question asked of students on the Fairbanks campus in 1982, nearly 20 percent of the Fairbanks students living on-campus said they would consider transferring to Juneau as did 13 percent of those living off-campus.

Since Ketchikan Community College is a two-year institution and many of the students are preparing to move on to a four-year institution, the response to considering Juneau if housing were available there is not unusual. For example, as shown in Table IV-10, nearly one-half of the full-time students surveyed indicated that they were preparing to transfer to a four-year college. The remaining students indicated that they were attending Ketchikan Community College either to upgrade their skills for future employment or for personal benefit and enjoyment.

However, if housing is provided at the Juneau campus, according to the student response, it could have some impact on both the occupancy of any

Table IV-9
INTEREST IN TRANSFERRING OR ENROLLING AT JUNEAU, IF STUDENT HOUSING WERE BUILT THERE: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Would Consider Transferring/Enrolling at Juneau if Student Housing Built			
	Yes	No	Undecided	Total
Full-Time Students	32%	50%	18%	100%

Source: Ira Fink and Associates

Table IV-10
ASPIRATIONS OF KETCHIKAN COMMUNITY COLLEGE STUDENTS: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Upgrade Skills for Future Employment	Prepare to Transfer to 4-yr College	Personal Enjoyment & Benefit	Total
Full-Time Students	40%	45%	15%	100%

Note: Of the full-time students who were surveyed, 86 percent stated they were working toward a degree at Ketchikan Community College.

Source: Ira Fink and Associates

student housing at Ketchikan as well as on full-time enrollment. A review of data from the Registrar's Office at the University of Alaska, Juneau shows that among full-time enrolled students at UAJ in the Fall Semester 1982, only seven percent graduated from high school in Ketchikan, Craig, Hydaburg, Klawock or Metlakatla and/or lived in these cities at the time they applied to UAJ.

Based on the student profiles shown in Section IV, the indication that one-third of the KCC students would consider transferring to Juneau if student housing were built there, and four percent of the students at UAJ are from the Ketchikan area, it would not be unexpected if five to ten percent of the full-time KCC students did not change campuses. In numerical terms, this could be ten or so students who might transfer.

V. Ketchikan Community College Student Profiles

V. KETCHIKAN COMMUNITY COLLEGE STUDENT PROFILES

This section analyzes the demographic, housing, and transportation profiles of currently enrolled full-time Ketchikan Community College students. Part-time students, who comprise more than 90 percent of the students, are excluded from the tabulations.

The results are based upon a survey of all full-time Ketchikan Community College students undertaken in the spring semester 1983. Students were surveyed both during registration and with a follow-up survey mailed to their home address. Table V-1 below indicates that overall 52 percent of the full-time students responded to the survey including 35 percent of the male students and 68 percent of the female students.

A. Demographic

1. Gender

As shown in Table V-2, female students historically have slightly outnumbered male students among full-time enrollment at Ketchikan Community College. Over the past six semesters, 56 percent of the full-time students were female, and 44 percent were male. In the spring

Table V-1
RESPONSE RATES, KETCHIKAN COMMUNITY COLLEGE STUDENT HOUSING AND TRANSPORTATION SURVEY: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Male	Female	Total
Full-Time Enrollment	37	40	77
Survey Response	13	27	40
Response Rate	35%	68%	52%

Source: Ira Fink and Associates

Table V-2
FRESHMAN AND SOPHOMORE HEAD COUNT ENROLLMENTS
Ketchikan Community College
Fall 1980 - Spring 1983

	Full-Time Head Count			Part-Time Head Count			
	Male	Female	Total	Male	Female	Total	Total[a]
Fall 1980	21	31	52	185	246	431	483
Spring 1981	23	34	57	247	366	613	670
Fall 1981	20	24	44	197	326	523	567
Spring 1982	32	30	62	291	371	662	724
Fall 1982	18	32	50	238	380	618	668
Spring 1983	37	40	77	243	366	609	686
Average	44%	56%	100%	41%	59%	100%	

a = Enrollments shown in the table above are slightly lower than total reported head count enrollments shown in Table III-4, as students who reported themselves as juniors, seniors, graduate, or unclassified are excluded from the totals.

Source: Ira Fink and Associates, based upon Ketchikan Community College, "Student Enrollment Statistics," Report L2008, semesters indicated.

semester 1983, 52 percent of the full-time students were female and 48 percent were male.

2. Class Standing

As noted earlier, for each of the past three years, the full-time enrollment of Ketchikan Community College students increased in the spring semester in comparison with the fall semester.

This larger spring semester enrollment also appears in an analysis of student class standing shown in Table V-3. As shown in Table V-3, in spring 1983, 36 percent of the students were in their first semester at Ketchikan Community College and another 41 percent were in their second semester. In other words, three-quarters of the full-time students at KCC were first year students.

3. Age

Although community colleges are generally viewed as institutions where high school graduates can continue their higher education immediately upon graduation from high school, the age distribution of full-time students at Ketchikan Community College indicates that KCC serves a much broader segment of the community. For example, as shown in Table V-4, nearly 45 percent of the Ketchikan Community College students are in the 18 to 24 year old age group, the age group generally considered to be in

Table V-3
CLASS STANDING: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	1st Semester	2nd Semester	3rd Semester	4th Semester	Total
Full-Time Students	36%	41%	8%	15%	100%

Source: Ira Fink and Associates

Table V-4
AGE: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Age in Years						
	18-19	20-24	25-29	30-34	35-39	40-44	45+
Full-Time Students	14%	30%	14%	16%	14%	5%	7%

Source: Ira Fink and Associates

college. By contrast, 30 percent of the full-time students at KCC are ages 25 to 34, and 26 percent are age 35 or more.

4. Marital Status

For purposes of analyzing student housing demand, student marital status is an important characteristic. Single students, if they choose, can share their housing, whereas students who are married, or who are single parents, generally occupy an entire housing unit.

As shown in Table V-5, 29 percent of the full-time students at KCC in the spring semester 1983 were married; 58 percent were single, and significantly, 13 percent were divorced, widowed, or separated. Among this latter group, all were female students.

5. Number of Children

Among married full-time students at Ketchikan Community College, approximately one-quarter had no children, and three-quarters had one or more children, as shown in Table V-6. Among the divorced, widowed, or separated students, two-thirds had no children, and one-third had two or more children.

Among these students, nearly 70 percent had no children who were four years or younger. However, 25 percent of the students with children had

Table V-5
MARITAL STATUS: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Single	Married	D/W/S[a]	Total
Full-Time Students	58%	29%	13%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table V-6
NUMBER OF CHILDREN: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Number of Children					
	None	One	Two	Three	Four	Total
Married	22%	22%	33%	11%	11%	100%
D/W/S[a]	66%	0%	17%	17%	0%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table V-7
NUMBER OF CHILDREN AGE FOUR YEARS OR LESS: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Number of Children Age Four Years or Less					
	None	One	Two	Three	Four	Total
Married/D/W/S[a]	69%	25%	6%	0%	0%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

one child four years or younger, and six percent had two children age four years or younger. Thus, the 32 full-time students enrolled in the spring semester 1983 who were either married, divorced, widowed, or separated, generated approximately 12 children age four years or younger, or students who would be considered to be of child care age. This is shown in Table V-7.

6. Future Educational Plans

Of the full-time students, and as shown in Table V-8, 87 percent indicated that they expected to be a Ketchikan Community College student for two or more semesters. Some of these students may drop out before continuing their enrollment as 69 percent of the students responding to the survey indicated that they plan to enroll at Ketchikan Community College in the fall semester 1984 while another 15 percent indicated that they were uncertain about re-enrolling at that time. The remainder of the students have no plans to re-enroll or will have graduated.

B. Housing

1. Current Housing Type

While popular opinion suggests that community college students, at least

Table V-8
SEMESTERS REMAINING AT KETCHIKAN COMMUNITY COLLEGE: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Semesters Remaining at KCC					
	None	One	Two	Three	Four	Total
Full-Time Students	3%	10%	38%	22%	27%	100%

Source: Ira Fink and Associates

those who are single, live at home and commute to the community college, this is not the case at KCC. As shown in Table V-9, fewer than one-quarter of the full-time single students at KCC live at home with their parents or guardians. Nearly one-third live in apartments or houses alone, and more than one-third live in houses or apartments that they share with others.

Overall, of the total full-time enrollment in the spring semester 1983, more than 40 percent of the Ketchikan Community College students either lived alone or with their spouse in an apartment or house, one-third lived in housing they shared with others, while only one-eighth lived with their parents or guardians, and the remainder lived in other forms of housing.

2. Number of Bedrooms

Among single students, the distribution of housing types, as distinguished by the number of bedrooms varied considerably, as shown in Table V-10. Among single students, 31 percent lived in studio units, 19 percent in one bedroom units, 25 percent in two bedroom units, and 25 percent in three or more bedroom units.

Among married students, as can be expected, larger units were favored, as more than three-quarters of the married students lived in units with two or more bedrooms. Moreover, as determined from the survey, nearly

Table V-9
CURRENT HOUSING TYPE: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

Housing Type	Single	Married	D/W/S[a]	Total
Live Alone	32%	0%	14%	19%
Share Housing	36	10	57	32
Live with Spouse	0	80	0	23
Room in Private Home	0	0	14	1
Live with Parents	23	0	0	13
Other	9	10	15	10
TOTAL	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table V-10
NUMBER OF BEDROOMS IN HOUSING UNIT, FULL-TIME STUDENTS IN PRIVATE HOUSING
Ketchikan Community College
Spring Semester 1983

	Number of Bedrooms					
	Studio	One	Two	Three	Four	Total
Single	31%	19%	25%	19%	6%	100%
Married	0	22	33	45	0	100%

Source: Ira Fink and Associates

60 percent of the married students did not rent their housing, but lived in housing units they owned.

Among single students, nearly 60 percent lived in furnished units and 40 percent in unfurnished units.

3. Current Monthly Rent

Table V-11 shows the distribution of current monthly rent, excluding utilities, among full-time students who lived in private housing in the spring semester 1983. As shown in Table V-11, there is considerable distribution among students by marital status in the amount of monthly rent they paid. For example, among single students, more than one-half paid less than $300 a month for rent. Nearly one out of eight single students paid between $150 and $174 a month for rent, and another one out of five paid between $200 and $224. Generally, with an average housing expense of $312 per month, these students appeared to have located housing that was less expensive than units advertised in the Ketchikan Daily News as reported in Table IV-7.

Among married students, one-half paid $375 a month for rent or less, including one-third of all married students who paid between $150 and $199 monthly rent. Among divorced, widowed, or separated students, who, as noted earlier, are all female, one-half paid $325 a month or less for rent. Since the distribution of rents among Ketchikan Community College

Table V-11
CURRENT MONTHLY RENT, UTILITIES EXCLUDED: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

Rent	Single[a]	Married	D/W/S[b]	Total
Less than $150	0%	0%	0%	0.0%
$150 - $174	13	17	0	10.3
$175 - $199	0	17	0	3.4
$200 - $224	20	0	17	13.8
$225 - $249	0	0	0	0.0
$250 - $274	13	0	17	10.3
$275 - $299	*7	0	0	3.4
$300 - $324	7	0	*17	6.9
$325 - $349	7	0	0	*3.4
$350 - $374	7	*17	0	6.9
$375 - $399	0	17	17	6.9
$400 - $424	13	16	16	13.8
$425 - $449	0	0	0	0.0
$450 - $474	0	0	0	0.0
$475 - $499	0	0	0	0.0
$500 - $524	7	0	0	6.9
$525 - $549	0	0	0	0.0
$550 - $574	6	0	0	3.4
$575 - $599	0	0	16	3.4
$600 - $624	0	0	0	0.0
$625 - $649	0	0	0	0.0
$650 - $674	0	0	0	0.0
$675 - $699	0	0	0	0.0
$700 - $724	0	0	0	0.0
$725 - $749	0	0	0	0.0
$750 - $774	0	16	0	6.9
More than $775	0	0	0	0.0
TOTAL	100%	100%	100%	100.0%
Average	$312	$375	$359	$358

a = Excludes single students living with their parents
b = Divorced, Widowed, or Separated

* = Median Rent

Source: Ira Fink and Associates

students covered a wide range from less than $175 a month to more than $750 a month, an average rent was not calculated. Again, this group of students located units that rent for rates below those advertised in the newspaper.

Utilities costs were separately computed from housing costs. As shown in Table V-12, average utilities cost among single students were the lowest, with more than one-half of the single students having utility bills of $99 a month or less. Among married students, a few had utility bills of less than $25 per month, but the majority of the married students paid between $100 and $200 per month in utility costs. The average student spent $102 per month for utilities.

4. Food Costs

Weekly food costs among Ketchikan Community College students also varied considerably. As shown in Table V-13, among single students, the average weekly food costs at their place of residence was slightly more than $56. For married students, it exceeded $72 per week, and for divorced, widowed, or separated students, it was nearly $77 per week.

In addition to weekly food costs at home, the full-time students also spent a large portion of their food budget for food away from their place of residence. On a weekly basis, single students spent an average of more than $33, married students spent $37, and divorced, widowed, or

Table V-12
AVERAGE MONTHLY UTILITIES COST: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

Average Cost	Single	Married	D/W/S[a]	Total
Less than $25	0%	13%	0%	7.4%
$25 - $49	18	0	20	11.1
$50 - $74	18	0	20	11.1
$75 - $99	*27	0	0	11.1
$100 - $124	36	*38	*40	*33.4
$125 - $149	0	13	0	7.4
$150 - $174	0	12	0	7.4
$175 - $200	0	25	20	11.1
More than $200	0	0	0	0.0
TOTAL	100%	100%	100%	100.0%
Average	$82	$128	$102	$102

a = Divorced, Widowed, or Separated
* = Median

Source: Ira Fink and Associates

Table V-13
AVERAGE WEEKLY FOOD COSTS: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Weekly Food Costs		
	Single	Married	D/W/S[a]
At Residence	$56	$ 72	$76
Away from Residence	33	37	19
TOTAL	$89	$109	$95

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

separated students nearly $19 for food away from their place of residence.

On an average monthly basis, the total spending by students on food, both at their residence and away from it, exceeded the amount they spent on housing.

C. Transportation

1. Vehicle Kept at Place of Residence

Not all of the students at Ketchikan Community College have a vehicle available to them. Based on the survey completed by full-time students, 53 percent indicated they had a car or truck at their place of residence, ten percent indicated a bicycle or motorscooter, while 38 percent of the single students indicated that they had no vehicle. Among married full-time students, 90 percent indicated that they had a car or truck, while ten percent indicated that they had no vehicle. This is shown in Table V-14.

2. Mode of Transportation

Transportation characteristics of full-time Ketchikan Community College

Table V-14
VEHICLE KEPT AT STUDENT RESIDENCE: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Single	Married	D/W/S[a]	Total
Car or Truck Only	43%	70%	71%	55%
Car/Truck and Bicycle	9	20	--	10
Bicycle Only	5	--	--	3
Motorcyle or Scooter	5	--	--	3
None of These	38	10	29	29
TOTAL	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

students illustrated another difference between the single and married population, as shown in Table V-15. Among married Ketchikan Community College students, 90 percent drive to and from campus. Among single and divorced, widowed, or separated students, approximately 40 percent drive to campus, and another 30 percent walk.

3. Distance from Campus

Few Ketchikan Community College students live within a mile of campus, but nearly one-third live within two miles. As shown in Table V-16, the average distance for male students is 3.3 miles, and for female students 4.9 miles.

More than one-half of the Ketchikan Community College students have a travel time from their residence to campus of less than 20 minutes.

D. Employment

One of the more unusual aspects of the student survey was the employment patterns of the community college students. As shown in Table V-17, among male students, none of the single students were employed, and only 20 percent of the married male students were employed. Among female students, both single and married, more than 60 percent were not employed. The highest employment rate was among divorced, widowed, or

Table V-15
MODE OF TRANSPORTATION: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Single	Married	D/W/S[a]	Total
Auto Driver	32%	90%	42%	39%
Auto Passenger	18	0	0	10
Bicycle	0	0	29	4
Walk	36	0	29	25
Other	14	10	0	12
TOTAL	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table V-16
AVERAGE DISTANCE TO CAMPUS: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Male	Female
Average Distance to Campus	3.3 miles	4.9 miles

Source: Ira Fink and Associates

separated students (all of whom were female) with an employment rate of nearly 60 percent.

Overall, more than seven of ten full-time students at Ketchikan Community College were not employed. The relatively high unemployment rate among full-time students is partially explained by the seasonal economy and employment in the Ketchikan area. Many students are employed in occupations, such as fishing, which allow them to be employed in the fall, but not in the spring. The prolonged decline in the forest products industry, both nationally and in Alaska, affects the southeast region more than any other in the state.

The seasonal employment also accounts to some degree for the increased enrollment in the spring at KCC. According to the State Department of Labor, unemployment in Ketchikan was 13.0 percent in November 1981 and 10.8 percent in November 1982; in outer Ketchikan, unemployment was 22.8 percent in November 1981 and 24.1 percent in November 1983 (1). This is shown in Table V-18. The seasonal change is shown with an unemployment rate in Ketchikan of 14.7 percent in March 1983.

As noted earlier, the prospect of increased employment due to the U.S. Borax Quartz Hill project may have the temporary effect of a slight enrollment decrease as students, who when they are unemployed attend KCC, would instead choose employment and temporarily drop out of college.

Table V-17
NATURE OF EMPLOYMENT: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

Employment	Male Single	Male Married	Female Single	Female Married	D/W/S[a]	Total
As Ketchikan CC Employee	0%	0%	7%	40%	0%	8%
Off-Campus, Non-College	0	20	21	0	57	20
Not Employed	100	80	72	60	43	72
TOTAL	100%	100%	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table V-18
UNEMPLOYMENT, KETCHIKAN AREA

Area	November 1981	November 1982	March 1983*
Ketchikan	13.0%	10.8%	14.7%
Outer Ketchikan	22.8	24.1	24.8
Southeast Region	11.3	10.7	15.0
Alaska Statewide	9.4	9.8	12.2

* = Preliminary Data

Source: Alaska Economic Trends, "Labor Force by Region and Census Division," January, February and June 1983.

Among the 28 percent of full-time KCC students who were employed, more than one-third worked between 21 and 30 hours per week, and one-third worked between 31 and 40 hours per week.

VI. Interest In On-Campus Housing Among Ketchikan Community College Students

VI. INTEREST IN ON-CAMPUS HOUSING AMONG KCC STUDENTS

This section analyzes the interest shown among full-time students in living on-campus, including the type, preference, and attitudes the students have about college supplied housing.

A. Type of Housing

Overall, a high degree of interest exists for on-campus student housing; about two-thirds of all full-time students indicated an interest in living on-campus.

As shown in Table VI-1, 61 percent of all full-time students stated they would be interested in living in on-campus apartments; five percent indicated an interest in living in on-campus residence halls (dormitories). Nearly one-quarter of the students said they were not interested in on-campus housing; and another ten percent were undecided.

The highest interest in living on-campus was shown by single female students. Of the single female students, 85 percent indicated an interest in living in on-campus housing, with the greatest interest in

Table VI-1
INTEREST IN LIVING IN ON-CAMPUS HOUSING: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Male		Female			
Response	Single	Married	Single	Married	D/W/S[a]	Total
Yes, Apartments	50%	40%	77%	40%	72%	61%
Yes, Dorms	13	0	8	0	0	5
No	25	60	0	60	14	24
Don't Know	12	0	15	0	14	10
TOTAL	100%	100%	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

apartment living. Among divorced, widowed, or separated students (again all female students), 72 percent indicated an interest in living in on-campus apartments.

Among single men students, 50 percent indicated an interest in living in on-campus apartments, and 13 percent in on-campus residence halls.

Among married students, both male and female, 40 percent indicated an interest in living in on-campus apartments.

B. Preferences

1. Roommates

While there is considerable interest in on-campus housing, the interest does not pertain to sharing housing. For example, as shown in Table VI-2, one-third of the single males and one-sixth of the single females indicated a preference for housing that they would not share with any roommates. Of those who did wish to share housing, one-third of the single male students and more than one-half of the single female students preferred only one roommate.

Table VI-3 looks at the question of sharing a sleeping room or bedroom with a roommate. Overall, and regardless of gender, more than one-half

Table VI-2
PREFERRED NUMBER OF ROOMMATES TO SHARE APARTMENT WITH: FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

Number of Roommates	Single		D/W/S[a]	
	Male	Female	(Female)	Total
None	33%	15%	50%	27%
One	33	54	17	38
Two	17	23	17	19
Three	17	0	16	8
Four	0	0	0	0
Undecided	0	8	0	8
TOTAL	100%	100%	100%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

Table VI-3
WILLINGNESS TO SHARE A SLEEPING ROOM: FULL-TIME STUDENTS
KETCHIKAN COMMUNITY COLLEGE
Spring Semester 1983

	Single		D/W/S[a]	
	Male	Female	(Female)	Total
Would Share A Sleeping Room	67%	54%	50%	100%

a = Divorced, Widowed, or Separated

Source: Ira Fink and Associates

of the students expressed a willingness to share their sleeping room with a roommate.

2. Furnishings

Of the single students interested in on-campus housing, three-quarters indicated their preference for units which are furnished.

3. Rental Term

In terms of length of preferred rental term, nearly 40 percent of the students prefer a nine-month rental term, while more than 60 percent prefer a twelve-month term.

4. Food Service

When asked their choice about food service, if the housing provided by the campus is residence halls (dormitories), two-thirds of the students indicated a preference for residence halls with food service.

However, the students, while they wanted meal service, wanted a limited amount of service. When asked their food service preferences as determined by the number of meals per week on a meal ticket, approximately 20 percent of the students preferred a 7-meal per week ticket, 60 percent a 14-meal ticket, and 11 percent a 19-meal per week ticket. An additional 12 percent stated they would not buy a meal ticket.

C. Attitudes

As part of the survey, full-time and part-time students were asked a series of 19 questions which defined characteristics they might seek in their search for housing. These questions and ranked responses are listed in Table VI-4. Each student was asked to rank these items as "essential," "desirable," "neutral," "undesirable," or they "didn't know."

Basically, the questions can be grouped into characteristics of "freedom," a place where the student can exercise control over his or her personal environment; "privacy," where a student can have a quiet place to study, a quiet place to sleep, or a quiet place to be alone when they feel like it; "social," where they can have the opportunity, if they feel like it, to have parties; and "other," which includes concern for cost of the housing or concern that their parents would approve of it.

The results of this portion of the survey were tabulated, with a value of "1" assigned to the highest ranking items and "5" to the lowest ranking items. Thus, the lower the score, the more essential it is to a student.

As indicated in Table VI-4, there are similarities in the ranking of the importance of various items that students look for in their housing between students who are currently enrolled full-time and students who are currently enrolled part-time. Both groups agree the most essential features of their housing are that it provide "a quiet place to sleep," "a quiet place to study," and that it be "at the lowest possible cost."

As shown in Table VI-4, among full-time Ketchikan Community College students, the most important criteria in selecting a place to live was that it be "at the lowest possible cost." This is consistent with data on both the amount of rent the students currently pay and the fact that so few of the full-time students are employed.

The second most important consideration in selecting a place to live was that it provide "a quiet place to sleep." This is consistent with findings of college students elsewhere, particularly at the University of Alaska, Fairbanks campus where in a similar survey conducted in 1982 a "quiet place to sleep" was their most important consideration.

The third most important consideration was that their housing provide "a quiet place to study." Also receiving high importance was that the

Table VI-4
IMPORTANCE OF FEATURES IN SELECTING A PLACE TO LIVE
Ketchikan Community College
Spring Semester 1983

Feature	Full-Time Students	Part-Time Students
Opportunity to make new friends	2.21 (10)	1.98 (8)
Privacy in the bathroom	1.82 (5)	1.43 (3)
Parking for my vehicles	2.02 (7)	1.71 (6)
A quiet place to study	1.71 (3)	1.26 (2)
A place to interact with faculty	2.61 (13)	2.39 (11)
Freedom about menu and mealtimes	2.17 (9)	2.33 (10)
Lowest possible cost	1.35 (1)	1.57 (5)
Plenty of storage/closets	1.97 (6)	2.12 (9)
Lots of friendly neighbors	2.41 (12)	2.41 (12)
My parents would approve of it	2.90 (17)	3.00 (16)
A fun place to have parties	3.94 (19)	3.30 (19)
Freedom to decorate as I like	2.35 (11)	2.44 (14)
A place to be alone when I feel like it	1.80 (4)	1.50 (4)
Being able to select my own roommate	2.03 (8)	1.95 (7)
A place which has organized social events	2.94 (18)	2.93 (15)
Freedom from family and university rules	2.79 (15)	3.19 (18)
A place to go with a date or on a date	2.88 (16)	3.08 (17)
A quiet place to sleep	1.38 (2)	1.19 (1)
Regular, prepared meals	2.68 (14)	2.43 (13)

(xx) = Rank
1=Essential, 2=Desirable, 3=Neutral, 4=Unnecessary, 5=Undesirable

Source: Ira Fink and Associates

housing provide "a place to be alone when they feel like it;" "privacy in the bathroom;" and, "plenty of storage/closets."

Lowest ranking in their list of importance was that the housing provide "regular prepared meals;" that it be free from "family and university rules and regulations;" that it would be "a place their family would approve of;" that it is a place that "has organized social events;" and, that it is "a fun place to have parties."

D. Cost of Housing

Students were asked how much rent per month they would be willing to pay to live on campus. The responses are shown in Table VI-5. As shown in the table, the students were grouped in a number of categories. First, students who could afford up to $200 per month in rent; this represented 21 percent of the full-time student respondents. Second, students who could afford rents between $200 and $250 per month; this group totalled 14 percent of the students. Third, students who could afford $250 to $299 per month; this group totalled nearly one-half of the full-time students. The final group indicated a willingness to pay between $300 and $400 per month. This latter group represented 20 percent of the full-time students. As might be expected, these rents are nearly equal to, or slightly less than, what the students are spending on housing at present.

Table VI-5
HOW MUCH ARE STUDENTS WILLING TO PAY TO LIVE IN ON-CAMPUS HOUSING:
FULL-TIME STUDENTS
Ketchikan Community College
Spring Semester 1983

	Amount of Rent Per Month For On-Campus Housing					
	$149 or less	$150 - 199	$200 - 249	$250 - 299	$300 - 349	$350 - 400
Full-Time Students	7%	14%	14%	45%	3%	17%

Source: Ira Fink and Associates

To the extent that the community college could provide housing that rented for $200 to $250 per month per student, and depending upon the type of housing and the amount of privacy (fewest number of students per unit), the housing should be fully occupied. At rents above $250 per student per month, it is estimated that the demand would be reduced 25 percent; at rents above $300 per student per month, the demand would be reduced by 80 percent.

Thus the target rental rates that would result in highest occupancy would be in the $200 to $250 per student per month range.

E. Conclusion

From the student survey, the following conclusions can be drawn regarding KCC student interest in living on-campus:

a. Considerable interest exists among single and divorced, widowed, or separated students, and to a lesser extent among married students, in living in on-campus housing;

b. The greatest interest in on-campus student housing is for apartments, not residence halls.

c. Students generally prefer not to share their housing with a roommate; however, among those who do prefer to share, most prefer to share with only one other roommate;

d. Among those willing to share, they are willing to share their bedroom as well as their housing unit.

e. One-half of the students would want to pay between $250 and $300 per month in rent, one-third want to pay less. If the on-campus housing costs exceed the figure of $250 per month per student, and if rents in the community are comparable or lower, demand for on-campus housing would be reduced.

If college provided housing were available, and despite its proximity to campus, the overriding consideration among students in choosing to live on-campus at Ketchikan Community College would be that the housing be provided at the lowest possible cost, provide a quiet place to sleep, and a quiet place to study.

Students prefer privacy in the bathroom (meaning no gang facilities such as commonly found in residence halls or dormitories). They also relish their privacy in their housing unit and seek a place to be alone when they feel like it. The overwhelming majority of the students prefer furnished units with a slight preference for a 12-month rather than a 9-month rental term.

If the college provided residence halls, roughly two-thirds of the students would prefer food service, and one-third would not. Even those preferring food service, most prefer a plan which would provide either seven or 14 meals per week.

Thus, to the extent that the campus can provide college supplied housing that is inexpensive, quiet, offers privacy, and minimizes the students' dependence upon the campus, the housing would be in great demand. While there was some interest among married students in living in college supplied housing, it should be noted that nearly 60 percent of the married students at Ketchikan Community College own their housing.

To the extent that the Ketchikan Community College can supply students with the type of housing they are living in at present, the housing would be fully occupied. If the college were to provide residence hall facilities or other communal or group living facilities, they would be less popular with the currently enrolled students

As noted in the introduction to this report, students desire to live on campus when they are offered a variety of housing options from which to choose; a chance for small groups to establish a feeling of closeness through shared interests; privacy, meaning control over one's environment with absence of rules and regulations; and, the option of renting space without food service. These characteristics amply describe the Ketchikan Community College student's attitude towards campus supplied housing.

Finally, it should be remembered that in all survey analysis, there is a difference between what someone will express as their attitude (or in this case, preference), and what their actual behavior will be once the situation is physically presented to them. Thus, to some degree, the student attitudes and preferences need to be tempered somewhat in planning for an actual housing project. There is the difference between what students will say they want and what they actually do. In the case of housing, where all students are presently housed, it is generally better for the institution to error on the conservative side in providing housing, than to supply too much, or the wrong kind of housing. Both of the latter circumstances will result in unwanted vacancies. Moreover, it is important to provide housing in increments, to keep up with the market demand, or in the case of Ketchikan Community College, with enrollment increases. It is not, however, necessary to provide all housing at once simply because of preferences.

VII. Community Surveys

VII. COMMUNITY SURVEYS

This section analyzes two major surveys: the first is of the young adult population in the Ketchikan area, the second of high school junior and senior students in the Ketchikan area. Both surveys concern the inclination of the respondents toward attending Ketchikan Community College, particularly if student housing is available.

A. Adult Population Survey

The adult population survey was undertaken separately in the cities of Ketchikan, Craig, Hydaburg, Klawock, and Metlakatla. Results from each of the areas are separately analyzed below. Overall, the surveys provide perspective on the life and lifestyles of the young adult population (age 18 to 25) population in the Ketchikan area, as well as their interest in Ketchikan Community College, its programs, and its potential for supplying student housing. (Tables in this chapter summarize the survey results.)

1. City of Ketchikan Adults

The survey of the city of Ketchikan adults was undertaken via phone.

Every tenth residence listed in the 1982 Ketchikan phone directory was called during February 1983. If the phone was answered, the respondents were asked if there was someone in the household between the ages of 18 and 25. If there was an eligible person in the household, the questions as shown on the questionnaire in Appendix B were asked. If there was not an eligible person in the household, the interview was terminated, and the next listed residential phone number called until three consecutively listed numbers had been dialed. In those instances where there were no eligible persons in the household, where there was no answer, or where the phone was indicated not in service, the next eligible person was phoned. The survey began with the fifth listed phone number under each letter of the alphabet in the Ketchikan directory, and continued with every tenth number thereafter. Overall, 122 persons responded to the survey; this is estimated to be equal to approximately ten percent of the 18 to 25 year age group in the Ketchikan area.

Of the respondents in Ketchikan, and as shown in Table VII-1, 57 percent indicated that they had attended college before. Among those who attended college, 41 percent attended less than one year, 25 percent attended for one to two years, while eight percent attended for four or more years and could be assumed to have graduated. Thus, while a majority of the adult population in Ketchikan had started college (nearly 60 percent), most dropped out, with only eight percent assumed to have graduated.

Table VII-1
ATTENDED COLLEGE BEFORE
Ketchikan Area Adults (Ages 18-25)
Spring 1983

	City of Residence				
Reason	Ketchikan	Craig	Hydaburg	Klawock	Metlakatla
Attended College Before					
Yes	57%	62%	40%	40%	40%
Number of Years					
Less than 1 year	41%	29%	50%	33%	23%
1 - 2 years	25	50	50	67	65
2 - 3 years	17	14	0	0	6
3 - 4 years	9	0	0	0	6
4 or more years	8	7	0	0	0
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

Ketchikan Community College Student Housing Market Analysis

Nineteen percent of those surveyed in Ketchikan indicated they were currently attending Ketchikan Community College. More than 60 percent of the Ketchikan adults surveyed stated they had considered attending Ketchikan Community College. Of those interested in attending the community college, and as shown in Table VII-2, more than one-half would do so to upgrade their skills for future employment, while approximately 11 percent were interested in obtaining an Associate of Arts degree. Nearly 20 percent would attend to prepare to transfer to a four-year college or university, and the remaining 16 percent would have taken classes for personal benefit or enjoyment.

Of the city of Ketchikan adult respondents, and as shown in Table VII-3, 44 percent lived in rented houses or apartments, 17 percent owned their housing, and slightly more than one-third lived at home with their parents or relatives.

The difficulty of obtaining housing in the Ketchikan community with its limited housing supply was obvious when the respondents were asked how they located their housing. As shown in Table VII-5, five percent of the single respondents, and 20 percent of the married respondents, indicated they had located their housing by reading a newspaper ad. No one located housing by placing an ad. Seven percent indicated they had found housing through a realtor (with a large percentage owning their houses this is to be expected). Surprisingly, the largest group, 35 percent of the respondents, indicated that they located their housing

Table VII-2
REASON FOR INTEREST IN KETCHIKAN COMMUNITY COLLEGE PROGRAM
Ketchikan Area Adults (Ages 18 - 25)
Spring 1983

	City of Residence				
Reason	Ketchikan	Craig	Hydaburg	Klawock	Metlakatla
Upgrade Skills for Future Employment	53%	50%	33%	100%	54%
Obtain Associate of Arts Degree	11	50	33	0	5
Transfer to 4-yr. College/University	19	0	33	0	28
Personal Enjoyment or Benefit	17	0	0	0	14
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

Table VII-3
CURRENT HOUSING TYPE
City of Ketchikan Adults (Ages 18-25)
Spring 1983

	Male		Female		
Housing Type	Single	Married	Single	Married	Total
Rented House or Apartment	37%	56%	35%	59%	44%
Owned House or Apartment	8	31	10	32	17
At Home w/Parents or Relatives	49	13	45	7	34
Other	6	0	10	4	5
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

through friends. More than one-half of the single respondents and nearly ten percent of their married respondents indicated they were living at their parent's home. The remaining 11 percent of the respondents located their housing through another means.

When asked if college housing were available at Ketchikan Community College, would they consider attending, 15 percent indicated yes. The remaining 85 percent either responded no or were undecided.

Overall, from the survey of 18 to 25 year old adults in the city of Ketchikan, one can conclude that there is an untapped market of young adults who might attend Ketchikan Community College.

Assuming the number of young adults age 18 to 25 in Ketchikan is approximately 1,100 (based upon 1980 census data), and 61 percent of this population has considered KCC, this would be a potential market of 671 students. Based upon both the adult survey and KCC enrollment statistics, 200 of these persons are already enrolled at the campus; the remaining potential market would total approximately 471 head count students. With 15 percent of the adults indicating they would consider attending KCC if college housing were available, then the market exists for approximately 71 students, who currently are not KCC students, to attend. The percentage of these students who would be full-time students could vary from a low of nine percent, as exists at present at KCC, to a high of 30 percent as suggested by the adult survey. This would thus indicate the addition of between six and 21 potential full-time students who might choose to attend KCC if student housing were available.

2. Craig Adults

The survey of Craig young adults was undertaken via phone. Because of the small population of the community, every residence in the Craig White Pages, as produced by National Utilities Inc., was phoned. If the phone was answered, the respondents were asked if there was someone in the household between ages 18 and 25. If there was not an eligible person in the household, the interview was terminated. If there was an eligible person, the survey form shown in Appendix B was completed. Altogether 21 persons responded to the phone survey; this is equivalent to approximately one out of three of the adults age 18 to 25 in Craig.

Of the Craig respondents, and as shown in Table VII-1, six out of ten of the adults indicated they had attended college before. Of those who attended college, 29 percent indicated they had attended for less than one year, 50 percent attended college for one to two years, 14 percent for two to three years, and seven percent attended for four or more years and could be assumed to have graduated.

Of the Craig adults, one out of five stated they had considered attending Ketchikan Community College. Of these respondents, and as shown in Table VII-2, one-half indicated they would have attended to upgrade their skills for future employment and the other one-half to obtain an Associate of Arts degree.

Of the Craig respondents, as shown in Table VII-4, 43 percent lived in rented houses or apartments, 14 percent in houses they owned, and 43 percent lived at home with their parents or relatives.

In response to the question of whether or not they would attend Ketchikan Community College if college housing were available, and as shown in Table VII-6, more than one-half of the young adults responded yes, 45 percent said no.

Overall, from the survey of 18 to 25 year adults in Craig, one can conclude that there is a very small market of Craig students who might attend Ketchikan Community College.

Assuming the number of young adults age 18 to 25 in Craig is approximately 70 (based on 1980 census data) and 19 percent of this population has considered attending KCC, this could be a potential market of 13 students. With 55 percent of the Craig respondents indicating they would attend Ketchikan Community College if student housing were available, this would then place the market at approximately seven students. The percentage of these young adult students who would be full-time students could vary from a low of nine

Table VII-4
CURRENT HOUSING TYPE
Ketchikan Area Adults (Ages 18-25)
Spring 1983

	City of Residence				
Housing Type	Ketchikan	Craig	Hydaburg	Klawock	Metlakatla
Rented House or Apartment	44%	43%	60%	60%	16%
Owned House or Apartment	17	14	0	20	21
At Home w/Parents or Relatives	34	43	40	0	58
Other	5	0	0	20	5
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

Table VII-5
HOW DID YOU LOCATE YOUR PRESENT HOUSING?
City of Ketchikan Adults (Ages 18-25)
Spring 1983

	Male		Female		
Response	Single	Married	Single	Married	Total
Reading Newspaper Ads	5%	20%	4%	22%	11%
Placing Newspaper Ads	0	0	0	0	0
Through a Realtor	3	20	8	4	7
Through Friends	26	34	40	45	35
Reside at Parents' Home	56	13	48	7	36
Other	10	13	0	22	11
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

percent, as exists at present at Ketchikan Community College, to a high of 50 percent who indicated they were interested in obtaining an Associate of Arts degree. This would indicate the addition of between one and four potential full-time students among Craig young adults who might choose to attend Ketchikan Community College if student housing were available.

3. Hydaburg Adults

The survey of Hydaburg young adults was undertaken via phone. Because of the very small population of the community, the school superintendent identified those households most likely to have an 18 to 25 year old adult in them. All of these Hydaburg households were called. Altogether ten persons responded to the phone survey; this is equivalent to approximately one out of three of the adults age 18 to 25 in Hydaburg. The survey form is shown in Appendix B.

Of the respondents in Hydaburg, and as shown in Table VII-1, four of ten young adults indicated they had attended college before. Of those who attended college, 50 percent indicated they had attended for less than one year, and 50 percent attended college for one to two years. Among those who were surveyed, it appeared there were none who graduated college.

One-half of the young adults surveyed in Hydaburg stated they had considered attending Ketchikan Community College. Of these respondents, and as shown in Table VII-2, one-third said they would do so to upgrade their skills for future employment, one-third to obtain an Associate of Arts degree, and one-third to transfer to a four-year college or university.

Of the Hydaburg respondents, 60 percent lived in rented houses or apartments, and 40 percent lived at home with their parents or relatives. This is shown in Table VII-4.

In response to the question of whether or not they would attend Ketchikan Community College if college housing were available, and as shown in Table VII-6, 44 percent of the young adults responded yes, 44 percent said no, and 12 percent were undecided.

Overall, from the survey of 18 to 25 year adults in Hydaburg, it appears that there is a small untapped market of students who might attend Ketchikan Community College.

Assuming the number of young adults age 18 to 25 in Hydaburg is approximately 27 (based on 1980 census data) and half of this population has considered attending KCC, this could be a potential market of 14 students. With 44 percent of the Hydaburg respondents indicating they would attend Ketchikan Community College if student housing were

Table VII-6
YOUNG ADULTS WHO WOULD CONSIDER ATTENDING KETCHIKAN COMMUNITY COLLEGE IF STUDENT HOUSING WAS AVAILABLE
Ketchikan Area Adults (Ages 18-25)
Spring 1983

Consider	City of Residence				
Attending KCC	Ketchikan	Craig	Hydaburg	Klawock	Metlakatla
Yes	15%	55%	44%	40%	50%
No	81	45	44	40	31
Undecided	4	0	12	20	19
TOTAL	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

available, this would then place the market at approximately six students. The percentage of these six young adult students who would be full-time students could vary from a low of nine percent, as exists at present at Ketchikan Community College, to a high of 20 percent who indicated they were interested in obtaining an Associate of Arts degree or preparing to transfer to a four-year college or university. This would indicate the addition of approximately one full-time student among Hydaburg young adults who might choose to attend Ketchikan Community College if student housing were available.

4. Klawock Adults

The survey of Klawock young adults was undertaken via phone. Because of the small population of the community, every residence in the Klawock White Pages, as produced by the Sitka Telephone Company, was phoned. Altogether five persons responded to the phone survey; this is equivalent to approximately one out of eight of the adults age 18 to 25 in Klawock. This survey form is shown in Appendix B.

Of the respondents in Klawock, and as shown in Table VII-1, 40 percent of the young adults indicated they had attended college before. Of those attended college, one-third indicated they had attended for less than one year and two-thirds attended college for one to two years. None of the survey respondents indicated they had graduated.

Of those surveyed, 40 percent stated they had considered attending Ketchikan Community College. Of these Klawock respondents, and as shown in Table VII-2, all of them indicated they would have done so to upgrade their skills for future employment.

Of the Klawock respondents, as noted in Table VII-4, 60 percent lived in rented houses or apartments, 20 percent in houses they owned, and 20 percent lived at home with their parents or relatives.

In response to the question of whether or not they would attend Ketchikan Community College if college housing were available, and as shown in Table VII-6, 40 percent of the young adults responded yes, 40 percent said no, and 20 percent said they were undecided.

Overall, from the survey of 18 to 25 year adults in Klawock, one can conclude that there is a very small untapped market of students who might attend Ketchikan Community College.

Assuming the number of young adults age 18 to 25 in Klawock is approximately 40 (based on 1980 census data) and 40 percent of this population has considered attending KCC, this could be a potential market of 16 students. With 40 percent of the respondents indicating they would attend Ketchikan Community College if student housing were available, this would then place the market at approximately six students. The percentage of these young adult students who would be full-time students could vary from a low of zero percent, since all of the respondents indicated their primary reason for wanting to attend KCC was to upgrade their skills for future employment, to a high of nine percent, as exists at present at Ketchikan Community College. This would indicate the addition of approximately one potential full-time student among Klawock young adults who might choose to attend Ketchikan Community College if student housing were available.

5. Metlakatla Adults

The survey of Metlakatla adults was undertaken via phone. Because of the small population of the community, every residence in the Metlakatla White Pages was phoned. If the phone was answered, the respondents were asked if there was someone in the household between ages 18 and 25. If there was not an eligible person in the household, the interview was terminated. If there was an eligible person, the survey form shown in Appendix B was completed. Altogether 43 persons responded to the phone survey; this is equivalent to approximately one out of four of the adults age 18 to 25 in Metlakatla.

Of the respondents in Metlakatla, and as shown in Table VII-1, four out of ten young adults indicated they had attended college before. Of those who attended college, 23 percent indicated they had attended for less than one year, 65 percent attended college for one to two years, six percent for two to three years, and six percent attended for three to four years and could be assumed to have graduated.

One of the most interesting aspects of the Metlakatla survey was that more than 51 percent of the young adults surveyed stated they had considered attending Ketchikan Community College. Of these respondents, and as shown in Table VII-2, more than one-half indicated they would do so to upgrade their skills for future employment, while approximately five percent were interested in obtaining an Associate of Arts degree. Twenty-eight percent would consider attending in order to transfer to a four-year college or university and 14 percent said it would be to take classes for personal benefit or enjoyment.

Of the respondents, 16 percent lived in rented houses or apartments, 21 percent lived in housing they owned, and 58 percent lived at home with their parents or relatives. This is shown in Table VII-4.

In response to the question of whether or not they would attend Ketchikan Community College if college housing were available, and as shown in Table VII-6, one-half of the young adults responded yes, 31 percent said no and 19 percent said they were undecided.

Overall, from the survey of 18 to 25 year old adults in Metlakatla, one can conclude that there is an untapped market of students who might attend Ketchikan Community College.

Assuming the number of young adults age 18 to 25 in Metlakatla is approximately 172 (based on 1980 census data) and 51 percent of this population has considered attending KCC, this could be a potential market of 86 students. With one-half of the respondents indicating they would attend Ketchikan Community College if student housing were available, this would then place the market at approximately 43 students. The percentage of these students who would be full-time students could vary from a low of nine percent, as exists at present at Ketchikan Community College, to a high of 32 percent who indicated they were interested in obtaining an Associate of Arts degree or preparing to transfer to a four-year college or university. This would indicate the addition of between four and 14 potential full-time students from young adults in Metlakatla who might choose to attend Ketchikan Community College if student housing were available.

6. Adult Survey Summary

The summary of the results of the adult surveys undertaken in Ketchikan, Craig, Hydaburg, Klawock, and Metlakatla is shown in Table VII-7. The number of young adults (age 18 to 25) who live in these communities and might attend Ketchikan Community College if student housing were available is shown in this table.

The results are divided into the minimum number of young adults who might attend, a moderate number, and the maximum number. As shown in

Table VII-7
MINIMUM, MODERATE, AND MAXIMUM NUMBER OF YOUNG ADULTS WHO MIGHT ATTEND KETCHIKAN COMMUNITY COLLEGE IF STUDENT HOUSING WAS AVAILABLE
Ketchikan Area Adults (Ages 18-25)
Spring 1983

Number	City of Residence					
of Adults	Ketchikan	Craig	Hydaburg	Klawock	Metlakatla	Total
Minimum	6	1	1	1	4	13
Moderate	13	2	1	1	9	26
Maximum	21	4	1	1	14	41

Source: Ira Fink and Associates

Table VII-8, the minimum number of young adults who might attend KCC if student housing were available totals 13. The maximum number is 41.

B. High School Student Survey

The high school student survey was conducted for the study by high school superintendents in Ketchikan (both at Ketchikan High and Revilla High), in Craig, in Klawock, in Metlakatla, and in the schools of the South-East Island School District. The survey form is shown in Appendix C. Surveys were also sent to the Hydaburg district, but were not completed by students in this area.

The voluntary surveys were distributed to all 11th and 12th grade students, asking about their plans after high school, whether or not they included Ketchikan Community College, and whether or not the provision of student housing on-campus would affect their plans.

1. Ketchikan High School Students

The survey of Ketchikan high school students was distributed to all 11th and 12th grade students in Ketchikan High School and in Revilla High School. The Revilla High students are separately tabulated. Based upon data provided by the State of Alaska, Department of Education (1), it is estimated that there were 175 11th grade students and 187 12th grade students enrolled at Ketchikan High School. Responses were received

Table VII-8
PLANS UPON GRADUATION FROM HIGH SCHOOL
Ketchikan Area High Schools
Spring 1983

Plans After High School	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
Work	13%	0%	10%	17%	0%	14%
Attend 2-year Community College in Alaska	5	0	10	6	14	7
Attend 4-year Campus of Univ of Alaska	12	0	10	8	0	3
Go to College Lower 48 States	42	57	0	36	43	20
Undecided	15	43	40	14	43	23
Other	13	0	30	19	0	33
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

from 100 11th grade students (57 percent) and 88 12th grade students (47 percent).

According to the Ketchikan High School students, and as shown in Table VII-8, 42 percent plan to attend college in the lower 48 states, 12 percent plan to enroll at a four-year campus of the University of Alaska, and five percent plan to enroll in a two-year community college in Alaska. The remaining 40 percent of the students plan either to work in Ketchikan or in another city, are undecided, or have other plans upon graduation.

Among the Ketchikan High School students planning to attend college, nearly 68 percent would prefer to live in on-campus college housing, 25 percent would prefer private housing off-campus, and the remainder showed a preference to live at home with their parents or relatives. This is shown in Table VII-9.

When asked about their college housing preference, and as shown in Table VII-10, slightly more than one-half would prefer to live in a dormitory or residence hall, with or without meal service, and slightly less than one-half prefer to live in an apartment they would share with others and prepare their own meals.

Of all junior and senior students at Ketchikan High School, approximately ten percent plan to attend KCC, as shown in Table VII-11.

Table VII-9
PREFERRED STUDENT HOUSING AMONG HIGH SCHOOL STUDENTS PLANNING TO ATTEND COLLEGE
Ketchikan Area High Schools
Spring 1983

Preferred Student Housing	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
College Housing On-Campus	67%	72%	71%	38%	29%	58%
Private Housing Off-Campus	25	0	29	50	14	31
At Home w/Relatives Or Parents	7	14	0	9	57	4
Other	1	14	0	3	0	7
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

Table VII-10
PREFERRED COLLEGE HOUSING TYPE
Ketchikan Area High Schools
Spring 1983

Preferred College Hsg Type	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
Dormitory w/Meal Service	41%	29%	20%	42%	100%	40%
Dormitory w/out Meal Service	7	29	0	--	--	8
Apartment Style w/Kitchen	45	42	80	55	--	48
Other	1	0	0	3	--	4
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

This includes approximately ten percent of the 11th grade students and eight percent of the 12th grade students. In both cases, the percentage of female students indicating plans to attend KCC was more than double that of male students.

Those who do not plan to attend were also asked if they would attend if the academic or vocational program they wanted was available at KCC. As shown in Table VII-12, 23 percent of the Ketchikan High School students said they would attend.

Those who did not plan to attend Ketchikan Community College were also asked if they would consider attending if student housing were available; approximately 22 percent of the 11th graders, and 14 percent of the 12th graders, or an average of 18 percent, answered yes, as shown in Table VII-13. This represents approximately 26 senior students and 39 junior students who would consider attending KCC depending on the availability of student housing.

The provision of on-campus student housing represents nearly a doubling of the interest of Ketchikan High School students in attending from ten percent who would attend whether there was student housing or not, to 18 percent who would attend if there were on-campus student housing.

Table VII-11
HIGH SCHOOL STUDENTS PLANNING TO ATTEND KETCHIKAN COMMUNITY COLLEGE AMONG THOSE ATTENDING COLLEGE
Ketchikan Area High Schools
Spring 1983

Plan to Attend KCC	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
Yes	10%	0%	0%	3%	0%	0%
No	74	86	80	94	76	85
Undecided	16	14	20	3	24	15
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

Table VII-12
AMONG THOSE WHO DO NOT PLAN TO ATTEND KETCHIKAN COMMUNITY COLLEGE, WOULD THEY ATTEND IF THE ACADEMIC OR VOCATIONAL PROGRAM THEY WANTED WAS AVAILABLE
Ketchikan Area High Schools
Spring 1983

Would Attend KCC	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
Yes	23%	17%	0%	15%	33%	23%
No	77	83	100	85	67	77
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

In market terms, this suggests a demand of approximately 13 housing spaces among senior students and 19 housing spaces among students who are currently juniors at Ketchikan High School.

2. Craig (Prince of Wales) High School Students

The State of Alaska, Department of Education records show 78 11th and 12th grade students in Craig (1). This is a considerable increase over the 28 indicated in 1981-82, and the 37 indicated in 1980-81. Since it was not possible to account for the jump in Craig high school enrollments, the average of the three years, 48 students was used for the computations. Altogether, seven students from Craig (Prince of Wales High School) responded to the survey.

Of those Craig students completing the survey, and as shown in Table VII-8, none indicated that they planned upon graduation from high school to attend either a two or four-year college in Alaska. The remainder were undecided.

Of those Craig students who planned to attend college or who were undecided about their college plans, 71 percent said they would prefer to live in college housing on-campus, while 14 percent indicated a preference for living with their parents or relatives, and 14 percent indicated other forms of housing; this is shown in Table VII-9. Of the students who preferred college housing, and as shown in Table VII-10, 29

Table VII-13
HIGH SCHOOL STUDENTS WHO WOULD BE INTERESTED IN ATTENDING KETCHIKAN COMMUNITY COLLEGE IF STUDENT HOUSING IS AVAILABLE
Ketchikan Area High Schools
Spring 1983

Interest in Attending KCC	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlakatla High School	Revilla High School	Southeast Alaska District
Yes	18%	29%	0%	12%	17%	24%
No	82	71	100	88	83	76
TOTAL	100%	100%	100%	100%	100%	100%

Source: Ira Fink and Associates

percent preferred dormitories with food service, 29 percent dormitories without food service, and 42 percent, apartment-style housing.

None of the Craig high school students who responded to the survey plan to attend Ketchikan Community College, as indicated in Table VII-11. As shown in Table VII-13, when asked if those who did not plan to attend KCC might attend if on-campus student housing were available, 29 percent of the Craig students said that they might plan to attend. This would translate to a maximum demand of 14 high school students from Craig who might attend KCC if student housing were available.

3. Klawock High School Students

The State of Alaska, Department of Education published records (1) appear incomplete for the years 1980-81, 1981-82, and 1982-83 with regard to the number of 11th and 12th grade students at Klawock High School. The State records of final enrollment by grade show no 10th, 11th, or 12th grade students at Klawock. It is probable that the Klawock student enrollments are contained in the records of another high school district.

Despite the absence of students in the published State records, ten students who said they were Klawock High School students in the 11th grade completed the survey form; no 12th grade students responded.

Of those Klawock students completing the survey, and as shown in Table VII-8, ten percent said they would be interested in enrolling at a four-year campus of the University of Alaska, ten percent indicated they would enroll in a two-year community college in Alaska, ten percent indicated they plan to work in the city where they lived, and the remaining 70 percent of the students were either undecided or had other plans.

Of those students who plan to attend college or who were undecided about their college plans, 70 percent stated they would prefer to live in college housing on-campus, while 29 percent indicated a preference for private off-campus housing; this is noted in Table VII-9. Of the students who preferred college housing, 20 percent prefer dormitories, and 80 percent apartment style housing, as shown in Table VII-10.

None of the Klawock High School students who responded to the survey plan to attend Ketchikan Community College; this is shown in Table VII-11. As shown in Table VII-13, when asked if those who did not plan to attend KCC might attend if on-campus student housing were available, the response was still that none planned to attend.

4. Metlakatla High School Students

According to the State of Alaska, Department of Education, there were 59

11th and 12th grade students at Metlakatla High School (1). Of these students, 36 (62 percent) responded to the survey.

Of the students who responded to the survey, as shown in Table VII-8, 17 percent plan to work upon graduation from high school, 14 percent would attend either a two or four-year college in Alaska, 36 percent plan to go to college in the lower 48 states, and 33 percent were either undecided or had other plans.

Of those planning to attend college, or undecided about their future plans, and as shown in Table VII-9, 38 percent would prefer to live in college housing on-campus, 50 percent in private housing off-campus, and the remaining 12 percent in other housing forms. Of the students who prefer to live in college housing, slightly less than one-half prefer dormitory style housing, including meal service, while slightly more than half prefer apartment style housing; this is noted in Table VII-10.

Among the Metlakatla High School students, none indicated that they plan to attend Ketchikan Community College, as shown in Table VII-11. Among those who did not plan to attend KCC, 15 percent indicated they might attend Ketchikan Community College if the academic or vocational program they wanted was available, as described in Table VII-12. When asked about housing, 12 percent of the Metlakatla students said they would consider KCC if student housing was available. This is shown in Table VII-13.

From the survey of Metlakatla High School students, one can conclude that the provision of student housing would, at the present time, have limited impact on their decision as whether or not to attend Ketchikan Community College. It is estimated that a maximum of seven high school students from Metlakatla might attend KCC if student housing were available.

5. Revilla High School Students

According to the Alaska State Department of Education (1), there were 19 11th and 12th grade students at Revilla High School in Ketchikan. Of these students, seven (37 percent) responded to the survey.

Of these students, as shown in Table VII-8, 43 percent indicated that they plan to attend college in the lower 48 states, 14 percent indicated that they plan to enroll in a two-year community college in Alaska, and the remaining 43 percent were undecided.

Of those planning to attend college, or undecided about their future plans, and as shown in Table VII-9, 29 percent would prefer to live in college housing on-campus, 14 percent in private housing off-campus, and the remaining 57 percent at home with their parents or relatives. Of the students who preferred to live in college housing, all of them preferred dormitory housing with meal service, as noted in Table VII-10.

Among the Revilla High School Students, 14 percent indicated that they plan to attend Ketchikan Community College. This is shown in Table VII-11. Among those who did not plan to attend KCC, 33 percent indicated they might attend Ketchikan Community College if the academic or vocational program they wanted was available, as noted in Table VII-12. When asked about housing, 17 percent of the Revilla students said they would consider KCC if student housing was available. This is shown in Table VII-13.

From the survey of Revilla High School students, one can conclude that the provision of student housing would, at the present time, have limited impact on their decision as whether or not to attend Ketchikan Community College. At most, it is estimated that three Revilla High School students would attend KCC if student housing were available.

6. South-East Island School District Students

According to the State of Alaska, Department of Education (1), there were 28 11th and 12th grade students in the South-East Island School District in 1980-81 and 37 in 1982-83 (including correspondence students). A total of 30 (81 percent) of the South-East Island 11th and 12th grade high school students responded to the survey.

Of the South-East Island students, and as shown in Table VII-8, 20 percent indicated that they plan to attend college in the lower 48 states, three percent indicated that they plan to enroll at a four-year campus of the University of Alaska, and seven percent plan to attend to enroll at a two-year community college in Alaska. The remaining 69 percent of the students either plan to work in the city where they live or in another city, are undecided, or have other plans.

Among those students who plan to attend college or who are undecided, as shown in Table VII-9, nearly 58 percent said they would prefer to live in college housing on-campus, while 31 percent prefer private housing off-campus. Of those preferred college housing on-campus, slightly less than one-half preferred to live in dormitory housing with or without meal service, and slightly more than one-half preferred apartment style housing where they prepared their own meals. This is shown in Table VII-10.

As shown, in Table VII-11, none of the South-East Island students indicated that they planned to attend Ketchikan Community College; 85 percent said definitely no, and 15 percent were undecided.

Of the South-East Island students who did not plan to attend KCC, 23 percent said they might attend KCC if the academic or vocational program they wanted was available, as noted in Table VII-12. As shown in Table VII-13, 24 percent of the students said they might attend KCC if on-campus housing were available. This translates to interest in KCC

Table VII-14
MINIMUM, MODERATE, AND MAXIMUM NUMBER OF HIGH SCHOOL STUDENTS WHO WOULD NOT OTHERWISE ATTEND KETCHIKAN COMMUNITY COLLEGE WHO MIGHT ATTEND IF STUDENT HOUSING WAS AVAILABLE
Ketchikan Area High Schools*
Spring 1983

No. of Stdts	Ketchikan High School	Craig (Prince of Wales)	Klawock High School	Metlak-atla High School	Revilla High School	Southeast Alaska District	Total
Minimum	10	4	0	2	1	1	18
Moderate	20	8	0	5	2	2	37
Maximum	32	12	0	7	3	3	57

* = Both 11th and 12th grade students combined

Source: Ira Fink and Associates

expressed by approximately three 12th grade students and five 11th grade South-East Island District high school students.

7. High School Student Survey Summary

Table VII-14 provides a summary of the number of students from Ketchikan, Craig, Klawock, Metlakatla, Revilla, and the South-East Island School District who might attend Ketchikan Community College if student housing were available.

As shown in Table VII-14, the minimum number of students who might attend, when both 11th and 12th grade students are combined, would be 18 from the area. The maximum number of students who might attend totals 57. Since actual student behavior is often quite different from behavior expressed in a survey, the more conservative, or lower number of students forms a more realistic planning base.

VIII. Ketchikan Community College Student Housing Program

VIII. KETCHIKAN COMMUNITY COLLEGE STUDENT HOUSING PROGRAM

This section reviews the objectives of a student housing program at Ketchikan Community College and provides a preliminary estimate of demand.

A. Objectives

It is important for a college without a student housing program, such as Ketchikan Community College, to consider carefully all aspects of a program before deciding to undertake the provision of student housing. These aspects include for example: financial, physical, enrollment, and operational management.

If a program of student housing is started, the college should realize that the demand for housing will be responsive to changes in enrollment (both decreases as well as increases) and in housing market conditions. The college, if it embarks on a housing program, should be prepared to review the program periodically in response to changing needs. This implies both a need to have an administrative person or organization to oversee the student housing program and a willingness to adjust the program. Student housing, and the function of the college as a landlord, become a permanent commitment and part of the institution.

Ketchikan Community College Student Housing Market Analysis

In view of the need for long term commitment, Ketchikan Community College should consider the following objectives in its student housing program:

1. Student housing planning for the 1980's for Ketchikan Community College should be based on the following assumptions about enrollments and population composition.

a. Total head count enrollments at Ketchikan Community College can be expected to increase somewhere between 480 and 1,180 students (between 54 and 114 full-time students by 1992). The wide variation in projected enrollment increases is contingent, to a large degree, upon the potential growth in the city of Ketchikan as a result of current planning efforts by the U.S. Borax Corporation to mine molybdenum at the Quartz Hill facility. (Growth at KCC may lag growth in Ketchikan due to the Quartz Hill project in that some students may choose to work rather than enroll for classes.)

b. Current enrollment projections for Ketchikan Community College show a growth rate that is two and one-half times as large as the average of all the community college growth of Alaska over the next five years.

c. Full-time students at Ketchikan Community College have historically averaged approximately nine percent of the total head count enrollment. (One out of 11 students is enrolled full-time.)

d. Spring semester enrollments among full-time students have exceeded fall quarter enrollments by an average of approximately 11 percent due to seasonal changes in the economy and in employment permitting more students to enroll in spring than in fall.

e. The percentage of full-time students who are single should remain at approximately 60 percent, the percentage of full-time students who are married at approximately 25 percent, and the percentage who are divorced, widowed, or separated at approximately 15 percent.

2. As Ketchikan Community College enrollment increases or the mix of the student population between full-time and part-time student changes, student housing policies and programs should be re-examined on an annual basis.

3. On-campus student housing planning should be based on the following assumptions regarding private market housing:

a. Continued competition will exist for rental housing in the Ketchikan area due to non-college population growth in the area, and the vacancy rate will remain low.

b. Extreme competition for rental housing in the Ketchikan area will exist if the U.S. Borax project moves forward; housing prices will increase.

c. Even with the provision of on-campus student housing, a majority of the full-time students will choose to live in private housing in Ketchikan.

4. Ketchikan Community College housing goals should be based on the objective that the college house approximately 35 percent of its full-time students (this is equivalent to approximately 40 percent of the single students and 20 percent of the married students).

a. A phased program should be developed to provide this level of student housing over a period of years.

b. The first phase of the housing should consist of a 16-unit building consisting of a variety of housing types as determined by the number of bedrooms per unit. The housing should be designed to be occupied by single students living alone, by single students sharing with another student, or by married students.

c. A second phase, at a point where enrollments and demand are sufficient, should be a living/learning residence for occupancy by single students, primarily recent high school graduates.

5. Housing constructed on campus should initially be apartments to provide flexibility of occupancy. As housing needs of different groups change over time (primarily between single and married students) apartment type housing can be utilized to best fit the prevailing need.

6. The college should employ a housing manager in the apartment project to provide assistance, including counseling and advising, as needed, to students who may to choose to live in the housing. (Because of the widespread differences in age and background of the students, there is not sufficient demand, at present, to develop a single-purpose communal type housing facility, such as a residence hall or a living/learning residence. However, should campus enrollments increase sufficiently and a critical mass of at least 15 to 20 students of similar needs and backgrounds be identified, the campus should consider as a second phase the building a college oriented living/learning residence, completely supervised by the college.)

7. All available low-cost financing methods should be utilized to minimize overall housing cost to students. If an appropriation can be obtained for the housing, so that the housing project is not required to

pay a debt service or can be partially self-amortizing, this would reduce the housing cost to students.

8. Any housing provided by Ketchikan Community College should provide the option of either a 9-month academic year lease or a 12-month lease. Units vacant in the summer should be available for conference use, or general community short-term rental.

9. All proposed housing construction should include an adequate amount of on-site parking for student automobiles. Parking should be provided at a rate of 1.5 to 2.0 spaces per apartment unit.

B. Estimate of On-campus Student Housing Demand

1. Adult Population

The adults living in the city of Ketchikan who might be interested in attending Ketchikan Community College if student housing were available do not of themselves provide a sufficient justification to build student housing. However, in combination with the adults living in the outlying areas, including Craig, Hydaburg, Klawock, and Metlakatla, sufficient interest was indicated such that if student housing were available, approximately 15 to 50 adults who might not otherwise attend the Ketchikan Community College might do so.

2. High School Students

From the surveys of high school students in the Ketchikan area, it appears that a modest number of high school students would consider Ketchikan Community College if student housing were available. This consideration is in contrast to not considering Ketchikan Community College at all, as a student's choice of college is based on a number of factors, of which student housing is only one.

Of an approximate average of 225 high school graduates per year in the local southeast Alaska area high schools, the community college might attract up to as many as 15 to 20 high school students to the campus if housing were provided. These 15 to 20 are students who would enroll beyond the number who would come regardless of the housing situation.

3. Present Ketchikan Community College Students

Among existing Ketchikan Community College full-time students, the provision of student housing at the campus would free a like number of housing units in Ketchikan for occupancy. While approximately three-quarters of the single and divorced, widowed, or separated students indicated an interest in living in on-campus housing, and 40 percent of the married students also indicated an interest, the actual demand would depend upon aspects of the program that are not yet known, including: the cost of the units, the mix of the units, the level of sharing of housing units, the proximity of the housing to the campus, and the amount of control the college would have over the student lifestyles.

If all present full-time KCC students housing needs could be met by the campus, the demand might be as high as providing housing for two-thirds of the full-time students. This is equal to 50 of the 77 student. However, not all students who expressed an interest (attitude) in on-campus housing will actually live in the housing as housing behavior or effective demand is often different than housing attitude or interest.

Thus, among the 55 full-time single, divorced, widowed, or separated students, a practical planning assumption would be to house 40 percent of this group or approximately 24 students. Among the approximately 22 full-time students who are married, a conservative planning assumption would be to house 20 percent of this population or four students.

4. Future Ketchikan Community College Students

As noted earlier in Table III-5, the Ketchikan Community College is expecting their full-time student enrollment to increase from 50 full-time students in 1982 to 102 by 1985, and 164 by 1992. This projection is based upon immediate growth in the community college due to proposals by the U.S. Borax Corporation to develop its Quartz Hill molybdenum project. An alternative projection of growth, based upon the average growth of all community colleges in Alaska would suggest that full-time enrollment at KCC would increase from 50 students in 1982 to 76 full-time students by 1985, and 104 full-time students by 1992.

Using the assumption that the community college should plan for housing 35 percent of the full-time students, the additional demand created by enrollment growth at Ketchikan Community College would then range from housing nine to 18 students between 1982 and 1985, and range from housing an additional ten to 19 students between 1985 and 1992.

C. Summary of On-Campus Student Housing Demand

Table VIII-1 summarizes the overall total projected demand from adults in the southeast area of Alaska who might attend Ketchikan Community College if housing were available, from high school students who might attend beyond the number who are already expecting to attend if student housing were available, from full-time KCC students presently enrolled in the spring semester 1983, and additional demand created by projected full-time enrollment changes from 1982 to 1985 and from 1985 to 1992.

Since Ketchikan Community College has no student housing at present, and because the actual behavior of students may be different than their

VIII-1
SUMMARY OF ON-CAMPUS STUDENT HOUSING DEMAND
Ketchikan Community College
Spring Semester 1983

Source of Demand	Number of Students Desiring Housing Minimum Demand	Moderate Demand	Maximum Demand
Southeast Alaska Adult Population (who might enroll at KCC)	13	26	41
Southeast Alaska High School Students (who might not otherwise enroll)	18	37	57
Demand from Existing Full-Time KCC Students (Spring Semester 1983)	28	28	50
Demand from Full-Time KCC Students (Change due to Enrollment Growth 1982-85)	9	18	18
SUB-TOTAL (1985)	68	109	166
Additional Demand by Full-Time KCC Students (Change due to Enrollment Growth 1985-1992)	10	19	19
TOTAL (1992)	78	128	185

Source: Ira Fink and Associates

expressed behavior, it is recommended that the community college start with a modest program of student housing. The recommended program would permit the campus to house 60 percent of the minimum demand from all sources by 1985. Since the minimum demand is estimated at 67 students, housing 60 percent of that total would mean the need to provide housing for approximately 40 students.

If the initial phase of housing is filled, and if Ketchikan Community College continues to experience demand for student housing as expressed by interest and waiting lists, then, at a minimum, the community college would want to provide for housing for an additional 37 students by 1992. This assumes that the campus would be meeting the minimum demand as shown in Table VIII-1.

If the campus experiences the enrollment increases it is projecting as result of the U.S. Borax project, then housing 40 students would not be sufficient, even by 1985. However, since the enrollment growth is not guaranteed, and may, in fact, lag or follow the population growth in Ketchikan due to the U.S. Borax project, then sufficient time exists to add additional student housing units. If the growth does occur, and a moderate demand for housing is expressed, then the community college would need to provide housing for approximately 65 students (.60 x 109) by 1985, or 25 more students than is initially recommended. In effect, with 40 beds Ketchikan Community College would be housing about 60 percent of the effective moderate level of demand.

If the maximum demand occurs, e.g., all of the adults who indicated an interest in coming to Ketchikan as result of availability of housing actually want to live in the on-campus housing, as well as high school students expressing an interest who want to live in on-campus housing, and two-thirds of the full-time students who in response to the survey indicated an interest in living in the student housing actually choose to live in the housing, and the community college enrollment grows as a result of U.S. Borax, then the maximum demand would be to house 100 (.60 x 166) students by 1985 or 157 by 1992.

Since the projected demands are based on a number of uncertain conditions including actual adult and high school behavior, potential population increases due to the U.S. Borax proposal, and anticipated enrollment increases at Ketchikan Community College, it would be prudent to design a first phase housing project based on present conditions with some anticipation of future conditions. In this way, should the actual demand be less than expressed in Table VIII-1, the community college would still have a viable housing project because it had underbuilt rather than overbuilt for demand. Additionally, if the community college builds apartments, the apartments are flexible enough that they can house one or two students in a one-bedroom unit, and two, three or four students in a two-bedroom unit.

Overall, the estimated demand for a first phase of a student housing project at Ketchikan Community College would be to provide housing for approximately 24 to 40 students, depending upon the number of students per unit, and the need to accommodate high school students and young adults in the Ketchikan area who said they might attend KCC if student housing was available.

IX. Ketchikan Community College Student Housing Alternatives

IX. HOUSING ALTERNATIVES

This chapter describes alternative forms of on-campus housing, in terms of advantages and disadvantages to the student and to Ketchikan Community College.

A. General Considerations

In general, there is no one kind of student housing that is applicable to all students, because there is no one kind of student. Students who are older, or who have been on their own, are accustomed to different types of living arrangements than are freshmen who enter Ketchikan Community College immediately upon graduating from high school. The basic solution to the demand for housing is therefore to provide a variety of housing types and spaces. However, there are practical limitations on how much variety can be provided in institutional housing projects which are constructed all at one time. As noted in a report on student housing in Canada, "The crux of the issue is whether the room for which the student pays rent is his home or an extension of the institution. There is no denying the university's responsibility for the construction and operation of the building" (1).

Providing a student with a variety of housing types at Ketchikan Community College involves the choice of whether the student occupies housing and is provided with meal service, occupies housing without meal service, or lives in a unit where the student can prepare his or her own meals.

There are at least five basic types of student housing that could be considered by Ketchikan Community College. These include residence halls (dormitories), suite type housing, living/learning residences, single student apartments, and apartments that could be occupied by either single or married students.

B. Residence Halls (Dormitories)

Residence halls (dormitories) have been the most common form of student housing constructed by colleges and universities. Because they have been the most common form of student housing, this is not to say that they are or have been the most desirable or most liked.

Traditionally, residence halls provide students the most institutionalized form of housing: a bedroom that is typically shared with one other student; gang toilets and bathrooms; a centralized dining facility; and common living and study areas. While these are the traditional spaces within residence halls, the forms that dormitories have taken over the years have varied widely. Most have employed a double-loaded corridor scheme with student rooms on each side of the corridor. The floor plans of the units have been designed in rectangular buildings, circular buildings, pinwheel-shaped buildings, and every imaginable geometric form possible. While the residence halls have provided universities with a straightforward means of enclosing student housing space, they have not always been the most satisfactory form of student housing.

The primary benefit to residence halls is their highly centralized form of design and management, and for students, the socialization that occurs among the residents. Common dining rooms, circulation systems (including elevators), and the dorm hallways which serve as mini-streets, are cited as positive factors in dorm life as part of the socialization process. Socialization, the making of friends, is considered an integral part of the college experience.

Typically, residence halls provide approximately 200 gross square feet total area per student, including bedroom space, circulation space, bathrooms, living and study areas and all other space enclosed within the residence hall, excluding dining area. The construction of most residence halls across the U.S. occurred at a time in the 1960's when colleges frowned on intimacy and individuality.

The disadvantages to residence halls are: (a) the dichotomy between academic life and life in the dormitory. What students learned in the classroom often leads to dissatisfaction with the conformity imposed upon them in the dormitory; (b) the dormitories have traditionally provided efficient, compact housing for the maximum number of students in the minimum space but without the student being able to control his or her personal environment or interact with the outdoor environment; (c) the dormitories are generally built as indestructable facilities, inflexible, measuring the living area in terms of either beds or spaces, but not necessarily in terms of physical comfort; and, (d) the dining halls and impersonal lounges which are part of dormitory life tend to further depersonalize the student's living environment.

Because of the limited demand for student housing at Ketchikan Community College, and because of the wide diversity of student ages and interests, a residence hall (dormitory) does not appear to be a practical solution to student housing needs. If a residence hall were built, the College would also have to construct either a dining facility or a cafeteria; such a facility would have to be available for food service seven days a week, from breakfast to dinner. It is unlikely that the cost of operating a small food service food facility could be covered by room and board charges to the students who might choose to live in the residence hall. Moreover, only ten percent of the full-time Ketchikan Community College students expressed an interest in dormitory living.

C. Suite-Type Housing

In contrast to the traditional residence hall, with its double-loaded corridors, two-student bedroom, and communal bath facilities, suites are basically student apartments without kitchens. In other words, suites are self-contained living units with enough bedrooms to house from four to eight students, with compartmented bathroom facilities to accommodate the students, and with a common living room shared by all suite occupants. Students living in the suites purchase meal tickets and eat in common dining facilities, either as part of the suite complex or as part of an existing residence hall kitchen and dining complex or campus cafeteria. Generally, suites are provided individually with space for a small refrigerator and a hot plate, or there is a small kitchenette unit nearby within a series of suite units.

The primary benefit to suite-type single student housing is that the suite provides the opportunity for apartment-type living on campus without the individual student responsibility for food preparation. Suites composed of a mix of single rooms and double rooms offer the opportunity for a variety of living spaces. Since the students living in suites continue to have their meals in a common dining area, the suites serve to reduce the potential for isolation that can occur with single student apartment living. Also, in contrast to apartments, there is generally the opportunity for university residential programs to be conducted in the suites.

The primary disadvantages to suites are: (a) they generally are not convertible to apartments, should student desires or demands change, unless the suites are predesigned to incorporate the necessary plumbing and space for kitchens (which is costly); (b) because student housing typically is programmed on a square foot per student basis, the space for the common living areas in the suite is often at the expense of the space for the individual student room; (c) if too many students occupy the suite, there is the same potential for a lack of privacy that occurs in any dense living arrangement; and, (d) the suites must be located close to existing food service facilities or additional kitchen and dining areas will need to be constructed.

Since one of the reasons for creating suite-type housing is to avoid the double-loaded corridors of a traditional residence hall, suites have typically been grouped either around a common entry point or built with separate entries. This can occur in high-rise suite-type housing, such as that of the Third College of the University of California, San Diego, or in low-rise suite housing, such as at the University of California, Los Angeles. The location of commonly travelled paths or entrance ways is an important design consideration in suites. Students require proximity to other students to facilitate socialization. Isolation of the units, of the circulation paths to the units, or lack of centralized recreation space will hamper the important process of socialization and making friends that is part of on-campus living.

The suites at UC San Diego provide an average of 200 gross square feet per student in eight-student suites; the suites at UC Los Angeles provide an average of 235 gross square feet per student in the four-student suites. A current proposal at Stanford University is estimated to average between 190 and 200 gross square feet per student, depending on whether the suite accommodates six students or four students.

Because of the limited demand for student housing at Ketchikan Community College, suite-type housing does not appear appropriate as the initial form of housing. The College would have to operate a full food service dining facility, the same as would be required for a residence hall (dormitory); such a food service operation would be too costly in view of its limited market.

D. Single Student Apartments

Single student apartments differ from suites in that they contain full kitchens so that the occupants can prepare and consume all meals in their apartment. Single student apartments differ from traditional apartments in that they are generally designed for occupancy by three to four students; consequently bedrooms are oversized to accommodate the sharing by two single adults. Additionally, the bathrooms are designed to serve up to three or four unrelated adults. This generally means additional lavatories and/or compartmented bath and toilet facilities.

The advantages of single student apartments are that they provide the student occupant with complete control over his or her living environment. They usually are no more costly to construct than residence halls, even though each apartment unit has individual bathroom and kitchen facilities.

The disadvantages to single student apartments are that they are typically larger than traditional apartment units and thereby cost more to construct initially than traditional apartments; they are purposely oversized in bedroom and bathroom areas, thereby creating more space than is needed when they are occupied by a family rather than by unrelated individuals; they require at least one of the occupants to have a car or access to a car in order to shop for groceries; and, in terms of economy, they are generally occupied by three to four students, which reduces the amount of privacy.

Also, if the single student units are designed as townhouses, i.e. with bedrooms and toilet facilities on the second floor and kitchen and living facilities on the first floor, the oversized bathrooms and toilet facilities, when stacked above kitchen and living facilities tend to result in units which, for sake of economy of construction, also have oversized and often unused living areas.

Examples of single student apartments can be found at the University of California, Irvine, at the University of California, San Diego, and the proposed new apartments at the University of Alaska, Fairbanks. The Irvine units and the San Diego units contain an average of approximately 880 square feet per unit, or approximately 220 gross square feet per student. The Fairbanks units will contain over 900 square feet per unit.

E. Single/Married Student Apartments

Apartments that are designed for either single student or married student occupancy differ slightly from student apartments designed exclusively for single student occupancy. For example, a traditional two-bedroom apartment would preferably be occupied by three rather than four single students or by a married student family with or without children. As a result, there is not the necessity to oversize the sleeping areas or to provide compartmentalized bathroom facilities.

Additionally, if the units are of townhouse design, the combined amount of sleeping and toilet areas are approximately the same as that of the living and kitchen areas so that in a two-story apartment with sleeping area on the second floor, there is no need to oversize the living or kitchen areas on the first floor.

A unit that can be occupied either by single or married students offers an advantage to the university by providing flexibility in occupancy over time; the unit does not require any special or unusual plumbing; there is no need for compartmented bathrooms; and, the unit can be duplicated easily to provide economies of scale in construction.

Additionally, with single student occupancy held at three students, there is always the opportunity for students to find a quiet place to study in one of the two bedrooms or in the living area of the apartment. The reduced costs of the units, in comparison to single student apartments described earlier, means that to house the same number of students, more apartment units would be provided. This can be done with economy and at the same time offer more students a greater degree of privacy and freedom.

The disadvantages to apartments for single or married students involve the eventual mixing of different lifestyles in the same project area. This requires thoughtful site planning so as to avoid the lifestyle and privacy differences among the user groups. This is particularly important with regard to the creation, transmission, and reception of noise.

X. Options Available To Ketchikan Community College

X. OPTIONS

This section describes options available to the Ketchikan Community College in meeting its student housing demand. The options include no housing assistance to students, providing a student housing placement service, or providing student housing.

A. No Housing Assistance to Students

Currently the Ketchikan Community College provides no housing assistance to its students. Students who are drawn both from the Ketchikan area and elsewhere in Alaska and the lower 48 states are on their own in finding housing accommodations. As noted throughout this report, rental housing in Ketchikan is in short supply, with a vacancy rate of only one percent. However, in contrast to many communities with a college in their midst, there appears to be no identifiable conflict between community college students living in the community and other residents of the community.

Locating housing in Ketchikan is not as straightforward as picking up the newspaper, finding a unit, and renting it. Among single young adults living in Ketchikan, less than five percent indicated they were able to obtain their housing by reading newspaper ads. For young married adults, 20 percent found their housing by reading newspaper ads.

The more common method in finding housing in Ketchikan, and one which makes it difficult for a newcomer to the community, is to locate housing through friends. Nearly one-third of all single adults surveyed in Ketchikan indicated that they located their current housing through friends. In addition, more than 50 percent of the single adult population age 18 to 25 years in Ketchikan still live in their parents' home. Thus, while housing is available, it is difficult for the newcomer to the area to find housing easily unless they know someone in the community who is aware of an available housing unit.

If Ketchikan Community College continues not to provide housing assistance to students, the students will continue to locate housing as best they can. For the more than 30 percent of the Ketchikan Community College students who are recent high school graduates or other young adults who travel from elsewhere in Alaska or the lower 48 states to attend KCC, locating suitable housing could be deterrent to their enrolling at the campus. However, based upon the surveys of high school students and adult populations, the number of students who would not enroll as a result of no housing assistance is estimated to be 30 to 65 or fewer full-time students. If Ketchikan Community College had housing assistance, either through a placement service or through its own student housing, it would serve to assist these students in the transition from high school to college or in the transition from leaving another community and entering Ketchikan.

As shown in Table IV-4, only 160 units of duplex or multi-family housing have been in the Ketchikan housing supply in the past three years. As noted in Table X-1, a poll of 25 builders in Ketchikan, undertaken as part of the Ketchikan Community College sponsored housing seminar on March 30, 1983, showed proposals to add approximately 325 units to the housing supply of the area during 1983, but only 108 would be duplex or multi-family. Projections for 1984 suggest that 167 units may be started.

B. Student Housing Placement Services

Student housing placement services can take a variety of forms. At the minimal end of the scale, a college, in an appropriate place, can provide a bulletin board upon which to post listings from landlords who have housing available, or students seeking roommates, or students with housing to share.

At the other end of the scale, campuses have complete housing placement services which provide personalized service to any student seeking housing accommodations. This requires the institution to assign and pay a specific person to provide this service. These services take listings

Table X-1
PROJECTED HOUSING STARTS, KETCHIKAN AREA

	Condo-inium	Single Family	Duplex	Multi-Family	Total
1983	64	152	16	92	324
1984	(breakdown not available)				167

Source: Ketchikan Community College, poll of 25 builders and contractors, March 30, 1983.

from landlords and make them available to registered students. This formal placement service generally occurs in university or college communities where there is a large existing supply of student housing which regularly is occupied and vacated in conjunction with the start and completion of the academic year. In a city such as Ketchikan where the community college does not impact the local housing market, such an organized service would appear unfeasible and unnecessary.

Moreover, there is a tacit commitment between landlords who advertise their units as available to students and the college which accepts these notices implying that any student seeking the housing would not be discriminated due to ethnic origin, marital status, or student status, and likewise that the housing may have achieved some approval by the institution. While it was the usual practice in the 1960's for colleges to inspect and approve all off-campus housing that they listed as being available to students, this practice has generally been discarded today. Now, it is more common for institutions simply to provide housing listings available to all registered students. A sample of a typical housing listing card is shown in Appendix D.

If the campus were to start a complete student housing placement service, it would require a staff person to maintain the service, to take the information from landlords, to maintain the listings to ensure that they are current and to remove the listings when the units are occupied; this would be at least a one-quarter to one-half time job. In addition, the college would have to provide a desk or other space where students can review the listings and pay phones where calls can be made to the landlords.

Often, colleges faced with severe student housing shortages have advertised in the local community newspapers asking landlords to notify the college if they have vacancies in their housing in an attempt to assist students obtaining housing.

It is recommended that on a one-year trial basis, Ketchikan Community College maintain a minimum student housing placement service of obtaining rental listings from landlords and/or realtors and making them available to students by posting them on a bulletin board in a location convenient to students.

C. Provide Student Housing

Currently at Ketchikan Community College there is no on-campus housing; the college can be characterized as being entirely dependent upon the off-campus, private market housing to accommodate the student population. In this situation, some groups of students are better provided for than others.

Ketchikan Community College Student Housing Market Analysis

In instances where colleges or universities build on-campus housing, it is generally established as a self-supporting auxiliary enterprise, and carries the same burden of financial solvency as among private owners of income property. Not only does the college share the common dilemma of financially solvent housing with the private sector, but both are dependent on the student market and fluctuations which can occur within this market.

In view of Ketchikan Community College's dependency on privately owned off-campus housing to accommodate its students, it is important that any plans for on-campus housing take into account the potential impact of additional student housing on the off-campus market and vice versa.

If the existing supply of private housing is so short that rental costs are increased because of market demand and become too much for students to pay, then college housing, in addition to providing a sense of community and an opportunity for socialization, also provides one way to alleviate the housing cost problem. With Ketchikan Community College's current entire dependency on off-campus housing, the campus by providing housing would not make a significant impact in driving down the cost of off-campus rentals, but over time could provide a lower cost housing alternative for some students. A recommended housing program is contained in the next section of this report.

Ketchikan Community College Student Housing Market Analysis

From the student surveys, and from published data and reports of the Ketchikan Gateway Borough, and from interviews conducted as part of this study, all indicators point to the tightness of the housing market and support for the community college to add to the community housing supply.

XI. Recommendations

XI. RECOMMENDATIONS

This section provides a recommendation that Ketchikan Community College construct a student apartment project, and includes data on the number, type, and size of the units, parking and estimated construction costs.

A. General

In general, considering the desire of the college to provide housing units which offer the most flexibility for occupancy over time, it is recommended that Ketchikan Community College construct a 16-unit apartment building for occupancy by single students or married student families with or without children.

In view of the comments from the students on their existing housing, it is important that the apartment development project an image of small-scale, independent, private residential living, as opposed to institutional housing. In the planning of the units, the grouping of the units to each other and to their outside space and activity areas should facilitate a feeling of community and informal order.

It is desirable that the apartments be oriented in such a way that once in an apartment one does not look directly into other apartment windows at close proximity. The sources of sound should be screened wherever possible, and the buildings designed and sited so that sound is not created or directly transmitted from one unit to another unit by close proximity of the units.

In particular, the orientations of the apartments and the buildings in which they are contained should provide each apartment with the most favorable combination of quietness, sun and light exposure, adaption to its site and the surrounding apartments, cross-ventilation, and view. The buildings should take into account the climatic conditions of the Ketchikan area.

The units should be grouped in a maximum of two-story or three-story buildings of either stacked units, row buildings, clusters, or any combination thereof, including two-story walk-up townhouses. Provision should be made for approximately two of the units to be occupied by the physically impaired, primarily through single story units which are wheelchair accessible. The combining of apartments into buildings should be based upon the fewest number of apartments being attached to form a building, generally around six to eight units per building.

The exterior of the buildings should be of distinctive residential character, since this will be the home for students and their families. The building arrangement and the exterior materials should be as imaginative as practicable. All units should have immediate direct outside access.

For aesthetic purposes, pitched roofs are preferred over flat roofs. The structure and the volumes under such pitched roofs should take advantage of exposed beams, roof decks, loft spaces, or other rooms to enliven the spaces but meet insulation and other space requirements.

B. Number, Type, and Size of Apartment Units

1. Number of Apartment Units

The housing units should be allocated to student populations in such a way that they match the needs of the students with the characteristics of the housing. While it is desirable that any new facilities be designed to meet the needs of the initial occupants, it is possible that over time the initial occupancy will change and need to be reallocated in response to shifts in demand within the total student population, primarily between single and married students.

Assuming that there will be relative stability in the demographic profile of the student population, especially with respect to the distribution of single and married students, as well as to the presence and size of student families, it is recommended that the Ketchikan

Community College initially construct one- and two-bedroom apartments. The units are described in more detail later.

2. Type of Apartment Unit

Most apartment housing can be classified by entrance conditions and by type of floor plans--the placement of living and sleeping rooms. The two major types of entry conditions are buildings where the apartments are part of a single building, with the entrance to the building from the exterior and the entrance to the apartments from the interior of the building, or alternatively, where each apartment unit has its own exterior entrance.

Two major floor plan types are those defined by whether the living spaces in the apartment are all on one floor, or whether the living space within in the unit is stacked in such a way to provide a two-story living unit as in a two-story townhouse or "condominium" style housing unit.

Regardless of entrance condition and floor plan, it is important to create a project where the units each have an individual identity on the exterior and on the interior so as to maximize the variety of housing environments. Since a variety of types of student occupants will occupy the apartments over the life of the units, a variety of housing environments are needed. The occupants will run the gamut from single students, to married students without children, to married students with children, and of all ages from the early 20's to the late 30's and 40's. Moreover, because units occupied by single students are generally rented for the nine month academic year, the units may be occupied by visitors, conference participants, or other short-term users during the three summer months.

3. Size of Apartment Unit

While not spartan, the units chosen for programming purposes are certainly not luxurious. As shown in Table XI-1, a one-bedroom unit would contain approximately 680 gross square feet, a two-bedroom unit with a compartmented bathroom with two sinks would contain approximately 910 gross square feet. These areas would be approximately ten percent less in size than privately developed one- and two-bedroom apartments. However, the trade-off between size and cost is such that the reduced size should allow a higher quality unit to be constructed and thereby reduce long-term operating cost to the university.

Sufficient square footage is proposed that the two-bedroom units could be built with both bedrooms and living areas on the same floor, or alternatively, with bedrooms above the living space in a townhouse development.

Table XI-1
PROPOSED PROJECT SIZE
Ketchikan Community College
Spring Semester 1983

Space/ Activity	Minimum Area One-Bedroom Unit	Minimum Area Two-Bedroom Unit
Bedroom 1	160 sq. ft.	160 sq. ft.
Bedroom 2	--	160
Living/Dining	220	220
Kitchen	80	80
Bath	45	60
Storage Room/Enclosed Porch	80	80
SUB-TOTAL	585	760
Closets, Circulation, Entry Vestibule (20% of Net Area)	115	150
TOTAL (gross square feet)	700 sq. ft.	910 sq. ft.

Proposed Project Mix

1 Bedroom, 1 Bath	8 units
2 Bedroom, 1 Compartmented Bath (with 2 sinks)	8 units
TOTAL PROJECT SIZE	16 units

Source: Ira Fink and Associates

Additionally, a centralized laundry area should be constructed. The total of the central laundry areas is estimated at approximately 200 square feet. A manager's office should be included in one of the two-bedroom units. A maintenance, custodial, and utility space of 200 square feet should also be provided.

4. Estimated Occupancy

Because students in various groups indicated an interest in student housing, the proposed project can accommodate a minimum of 24 students, and a maximum of 40 or 48 students, as shown in Table XI-2. The range of occupancies will permit the housing to meet the demand of presently enrolled students and also to meet the demand created by future high school graduates and young adults in the Ketchikan area who indicated an interest in attending KCC and living on-campus.

5. Parking

Estimates of needed parking are based on the desire of many students who do not have automobiles to live close to campus or on campus, and second, for students who have an automobile, but use it infrequently, that the automobile can be stored on parking lots adjacent to the housing project.

Table XI-2
MINIMUM AND MAXIMUM OCCUPANCY
Ketchikan Community College
Spring Semester 1983

	Minimum Number of Students	Maximum Number of Students
One-Bedroom Units	8	16
Two-Bedroom Units	16	24 to 32
TOTAL	24	40 to 48

Source: Ira Fink and Associates

To estimate the parking facilities for the apartments, students were asked what type of vehicle they currently keep at their student residence. As shown earlier in Table V-14, presently 52 percent of the KCC single students and 90 percent of the married students have a car or truck at their student residence.

For purposes of estimating the amount of parking connected with this project, it is assumed that the initial occupants will both be single and married students and that approximately two out of three of the occupants will have an automobile. This would create a demand for approximately 24 parking spaces. Additionally, parking for visitors should be provided at the rate of one visitor parking space for every two apartments, for an additional 8 parking spaces. Altogether 32 parking spaces will be required, plus space for driveways, circulation, refuse removal, and maintenance trucks.

6. Total Facilities

A complete list of the project facilities is shown in Table XI-3. As indicated in this table, the total gross square footage of the 16 apartment units would be 12,880 square feet. In addition, there would be 400 square feet of central facilities, including a centralized laundry area and maintenance, custodial and utility space. Overall, the total project area would be 13,280 square feet.

The parking requirements, noted earlier, would total 32 parking spaces.

C. Specific Design Recommendations

There are a number of specific design recommendations that can be applied to student housing. These design recommendations incorporate the experience of the University of Alaska, Fairbanks in operating their existing housing, as well as other campuses with student housing. The recommendations are contained in Appendix E. The importance of providing for a "university level" development is amplified in the proceedings of a 1972 conference sponsored by the Society for College and University Planning and the Massachusetts Institute of Technology entitled, "Housing in a Hurry." One of the speakers, in reflecting on his institution's experience in student apartments, indicated the following (1):

> Although good quality hardware was used, we would in the future, use the very best available. At the entrance door, we would use a lock with an interchangeable core, for new tenants. The entrance door probably should have had a lock with a dead-bolt, plus an interior chain-lock.
>
> We have prohibited, by lease, the installation of roof antenna for television. Aesthetically, I concur, but we should have wired for cable TV.
>
> Our lease also restricts such things as washers and dryers, additional refrigerators, freezers, pianos, outdoor fences, clotheslines, air conditioners. We now find that we should have also excluded waterbeds.
>
> Acoustical considerations were probably the greatest complaint in the entire project. The party walls have a 45 STL rating, which should be increased to about 65. ...When you consider it, this

> clientele is possibly a little unique in the area of sound. When they make noise, they are capable of considerable noise, but when they wish to study, they can hear the proverbial pin drop.
>
> One other area that we did not treat as well as we should have was storage. Although we provided adequate storage within the apartment, no provisions were made for "outside" storage -- such as bicycles, winter tires, lawn furniture, play toys, skis. We should have provided each apartment with an 8 x 10 storage unit, accessible either right inside the front door, or just outside. As a matter of fact, our architect told us this, and we didn't believe him. We do now.
>
> We have provided each apartment with ceiling lights throughout, but won't again. Next time, we will wire appropriate plugs with one of each outlet connected to a switch, and the other alive.

D. Project Budget

While wood-frame apartments are generally considered to be standard construction, the proposed student apartment facilities for Ketchikan Community College should in fact be rather sophisticated buildings, due to climate and sound control.

The climactic conditions of the area will require well insulated buildings. The potential for noise transmission between units will require insulation and other noise reducing construction. The short daylight hours for much of the academic year will require apartments which are well lighted and have sufficient electrical outlets for supplementary task lighting as well as for the many electrical conveniences enjoyed by students, including stereos, television, and computers.

Table XI-3 below presents a project budget based upon an estimated construction cost of $131 per square foot, following the current experience of the University of Alaska, Fairbanks campus. The total project cost additionally has also been adjusted to develop a total project budget to include fees, university overhead, and other facilities planning costs, using data from the Office of Facilities Planning and Construction.

As shown in Table XI-4, the estimated total construction costs, including site improvements and equipment, would be $1.96 million. The total project would be approximately $2.33 million.

The construction cost would then be equal to approximately 84 percent of the total project cost. The difference includes funds for surveys, fees, construction inspection, facilities planning costs, architects and engineers, art in public places, and contingency. These costs are estimated in 1983 dollars.

These costs are based on the following assumptions.

1. Costs are based upon May 1983 construction costs, including site improvements.

2. No allowance for cost escalation due to inflation has been included.

Table XI-3
TOTAL ESTIMATED PROJECT AREA
Ketchikan Community College
Spring Semester 1983

One-Bedroom Units	8 units x 700 sq. ft. =	5,600 sq. ft.
Two-Bedroom Units	8 units x 910 sq. ft. =	7,280
Laundry Room		200
Maintenance/Custodial Space		200
TOTAL		13,280 sq. ft.

Parking

1.0 Spaces per 1 Bedroom Unit =	8 spaces
2.0 Spaces per 2 Bedroom Unit =	16 spaces
Visitor Parking =	8 spaces
TOTAL	32 spaces

Source: Ira Fink and Associates

Table XI-4
ESTIMATED PROJECT BUDGET
Ketchikan Community College
Spring Semester 1983

Item	Estimated Cost[a]	Percent
1. Building Construction 13,280 sq. ft. @ $131/sq. ft.	$1,737,000	
2. Site Improvement/Parking/Landscaping 16 units @ $3,000/unit	48,000	
3. Equipment & Furnishings for Kitchens, Living/Dining Areas, Bedrooms	175,000	
TOTAL CONSTRUCTION COSTS	$1,960,000	84.0%
4. Surveys, Tests, Fees, Facilities, Design/Construction Costs, Inspection, Special Items	372,000	16.0
TOTAL COSTS	$2,332,000	100.0%

a = May 1983 costs (If escalated to a 1985 construction bid date, the total cost would be $2,565,000.)

Source: University of Alaska, Office of Facilities Planning and Construction

3. No allowance has been made for the following: (a) unusual soil conditions, or (b) unusual site utility conditions.

4. Cost of financing is not included.

5. Construction cost is based upon the use of a single general contractor on a competitive bid basis.

6. The construction costs shown are for new construction and based on Type V, wood-frame construction.

Alternatively, the campus may plan and complete the facility on a basis different from the above assumptions, in which case the costs may be less than or more than this estimate.

Underlying the analysis of housing demand is the assumption that much, if not all, of the capital construction cost would be by means of a state general fund appropriation, thereby requiring the housing only to generate enough revenue to cover operating and short- and long-term maintenance costs. It was further assumed that no land acquisition cost would be involved. If these assumptions are not valid, and there is land cost, or the housing is financed partially or entirely through revenue based financing, with the result that a monthly housing cost is needed to liquidate the indebtedness, then the housing demand could be reduced depending upon the rental rates.

Since university supplied housing is generally level in its debt service costs per year, the average monthly cost to the students will most likely be increased only occasionally to cover changes in the operating and maintenance, or non-capital costs.

At the period of initial occupancy, and if the housing is to be self-supporting, it is possible that rent per student may be at market or even higher. If it is too much above market, occupancy would drop, as students would have other housing alternatives from which to choose. However, since the housing rent will most likely increase in price gradually, the housing should be below market rates within a few years. It is thus important to structure any debt retirement and sinking fund obligations so as to reduce the amount of debt and interest costs during the early years of the financing, with the costs to be gradually increased in later years, when it would be possible to raise the on-campus rates and still be lower in cost than the outside private market for housing.

XII. Notes and Sources

XII. NOTES AND SOURCES

I. Introduction

(1) The Neglected Majority: Facilities for Commuting Students. New York: Educational Facilities Laboratories, July 1977, p. 8.

(2) Student Housing. New York: Educational Facilities Laboratories, 1972, p. 12.

IV. Community Population and Housing

(1) An Analysis of the Social and Economic Effects Resulting from the Development and Operation of the Quartz Hill Molybdenum Project: Executive Summary. Prepared for the Ketchikan Gateway Borough by the National Institute for Socio-Economic Research. Boulder, CO: January 1983, p. 6.

(2) Atlas of the Ketchikan Region: A Basis For Planning. Charles Martinson and Dennis Kuklock. Ketchikan, AK: Ketchikan Gateway Borough Planning Department, p. 141.

(3) Ketchikan Gateway Borough: Socio-Economic Impact Analysis Summary. Prepared for United States Borax and Chemical Corporation by Entercom, Inc. Denver, CO: October 14, 1982, p. 15.

(4) "Population and Housing in the Ketchikan Gateway Borough." Prepared by the Ketchikan Gateway Borough Planning Department, September 1982, p. 1.

(5) "Juneau-Ketchikan, Alaska: Housing Vacancy Survey." Seattle, WA: Federal Home Loan Bank of Seattle, May 1981 and May 1982.

(6) Ketchikan Gateway Borough, Residence Survey: Narrative Analysis (January 1982) and Ketchikan Gateway Borough: Socio-Economic Impact Analysis Summary (September 1982). Prepared for the United States Borax and Chemical Corporation by Entercom, Inc. Denver, CO: Entercom, Inc.

(7) An Analysis of the Socio-Economic Effects Resulting from the Development and Operation of the Quartz Hill Molybdenum Project: Executive Summary. Prepared for the Ketchikan Gateway Borough by the National Institute for Socio-Economic Research. Boulder, CO: January 1983.

(8) "Molybdenum Demand and Quartz Hill. Britt Harvey, Alaska Economic Trends, Volume 2, Issue 9, (September 1982), pp. 21-22.

V. Ketchikan Community College Student Profiles

(1) "Labor Force by Region and Census Division." Alaska Economic Trends. Volume 3, Issue 1, (January 1983), Volume 3, Issue 2, (February 1983), and Volume 3, Issue 6, (June 1983).

VII. Community Surveys

(1) "State of Alaska, Enrollment of Public Schools," unpublished computer printout, dated November 1, 1982. Office of Planning and Research, Alaska Department of Education. Also see Education in Alaska: A Report to the People, 1981-82 and 1980-81. Prepared by the State of Alaska, Department of Education.

IX. Housing Alternatives

(1) Room to Learn: A Study on Housing for the Canadian Student. Jack Kline and Henry Sears. Ottawa, Canada: Association of Universities and Colleges of Canada, 1969, p. 103.

XI. Recommendations

(1) Housing in a Hurry: Proceedings of the North Atlantic Conference. Sponsored by the Society for College and University Planning and the Massachusetts Institute of Technology, March 1972.

XIII. Appendices

KETCHIKAN COMMUNITY COLLEGE
STUDENT HOUSING AND TRANSPORTATION SURVEY

A-1

Please enter a checkmark ☑ in the box opposite the appropriate answer or fill in the numbers as needed for each of the following questions. Thank you.

1. CLASS STANDING:
☐ 1st Semester ☐ 3rd Semester
☐ 2nd Semester ☐ 4th Semester

2. STUDENT STATUS:
☐ Full-time
☐ Part-time

3. WHAT IS YOUR AGE IN YEARS?

____________________(Years)

4. GENDER:
☐ Female
☐ Male

5. MARITAL STATUS:
☐ Single
☐ Married
☐ Divorced, Widowed, Separated

6. IF YOU HAVE CHILDREN, HOW MANY DO YOU HAVE?
☐ None ☐ Three
☐ One ☐ Four or more
☐ Two

7. IF YOU HAVE CHILDREN, HOW MANY ARE AGE FOUR YEARS OR YOUNGER?
☐ None ☐ Three
☐ One ☐ Four or more
☐ Two

8. IF MARRIED, IS YOUR SPOUSE:
☐ A Ketchikan CC Student
☐ A Ketchikan CC Employee
☐ A Ketchikan Student and Employee
☐ Employeed Elsewhere
☐ None of the above

9. HOW MANY MORE SEMESTERS DO YOU EXPECT TO BE A STUDENT AT KETCHIKAN CC?

____________________(Semesters)

10 WERE YOU ENROLLED AT KETCHIKAN COMMUNITY COLLEGE LAST SEMESTER?
☐ Yes
☐ No

11. WILL YOU ENROLL AT KETCHIKAN COMMUNITY COLLEGE NEXT SEMESTER?
☐ Yes ☐ Don't Know
☐ No

12. WHAT CITY IS YOUR HOME TOWN?

____________________(City, State)

13. WHAT CITY DO YOU LIVE IN AT PRESENT?

____________________(City)

14. PLEASE PRINT YOUR PRESENT ZIP CODE:

____________________(Zip Code)

15. HOW LONG HAVE YOU LIVED AT YOUR PRESENT ADDRESS?
☐ Less than 1 year
☐ Less than 2 years
☐ Less than 3 years
☐ More than 3 years

16. WHAT IS THE DISTANCE FROM YOUR STUDENT RESIDENCE TO CAMPUS?

____________________(Miles)

17. WHAT IS YOUR CURRENT HOUSING TYPE?
☐ Live Alone in Apartment or House
☐ Apartment or House Shared with Others
☐ Live with Spouse in Apartment or House
☐ Room in Private Home
☐ With Parents or Guardians
☐ Other____________________

18. IF YOU SHARE YOUR HOUSING, HOW MANY ROOMMATES OR HOUSEMATES DO YOU HAVE? (Exclude yourself)

____________________(No. of Roommates)

19. IF YOU HAVE ROOMMATES, HOW MANY ARE KETCHIKAN CC STUDENTS?

____________________(Ketchikan Roommates)

20. NUMBER OF BEDROOMS IN YOUR PRESENT HOUSING?
☐ Efficiency (Studio)
☐ One Bedroom
☐ Two Bedrooms
☐ Three Bedrooms
☐ Four or more Bedrooms

21. DO YOU RENT YOUR HOUSING?
☐ Furnished
☐ Unfurnished

22. CURRENT MONTHLY RENT (Exclude Utilities) (If you share rent, indicate only your share):

$____________________(Monthly Amount)

23. AVERAGE MONTHLY UTILITIES COST:

$____________________(Monthly Amount)

24. VEHICLE KEPT AT YOUR RESIDENCE:
☐ Car or Truck Only
☐ Car/Truck and Bicycle
☐ Bicycle Only
☐ Motorcycle or Scooter
☐ None of these

25. DO YOU HAVE A RECREATIONAL VEHICLE AT YOUR RESIDENCE?
☐ Yes
☐ No

26. DO YOU HAVE A BOAT/KAYAK?
☐ Yes
☐ No

27. YOUR PRIMARY MODE OF TRANSPORTATION TO AND FROM CAMPUS:
☐ Auto Driver
☐ Auto Passenger
☐ Car Pool
☐ Motorcycle
☐ Bicycle
☐ Walk
☐ Other____________________

28. USUAL TRAVEL TIME FROM YOUR RESIDENCE TO CAMPUS:
☐ Less than 5 minutes
☐ 5 - 9 minutes
☐ 10 - 19 minutes
☐ 20 - 29 minutes
☐ 30 - 39 minutes
☐ 40 - 49 minutes
☐ 50 - 59 minutes
☐ 60 minutes or more

29. IF EMPLOYED, ARE YOU EMPLOYED:
☐ As a Ketchikan CC Employee
☐ Off-campus, Non-college
☐ Not employed

30. IF EMPLOYED, HOW MANY HOURS PER WEEK DO YOU WORK?
☐ Work 1 - 5 hours per week
☐ Work 6 - 10 hours per week
☐ Work 11 - 15 hours per week
☐ Work 16 - 20 hours per week
☐ Work 21 - 30 hours per week
☐ Work 31 - 40 hours per week
☐ Work more than 40 hrs. per week

31. ETHNICITY:
☐ Caucasian
☐ Black
☐ Asian American
☐ American Indian
☐ Spanish Surname
☐ Alaska Native

32. WHAT ARE YOUR WEEKLY FOOD COSTS AT YOUR PLACE OF RESIDENCE?
☐ $0 - 9 ☐ $40 - 49
☐ $10 - 19 ☐ $50 - 75
☐ $20 - 29 ☐ $76 - 100
☐ $30 - 39 ☐ $100 or more

33. WHAT ARE YOUR WEEKLY FOOD COSTS AWAY FROM YOUR RESIDENCE?
☐ $0 - 9 ☐ $30 - 39
☐ $10 - 19 ☐ $40 - 49
☐ $20 - 29 ☐ $50 or more

(Please complete other side)

The Ketchikan Community College is considering the construction of student housing on-campus. The project would be either an apartment project or a dormitory.

Each apartment could contain full kitchen facilities, a bathroom, and a living/dining area. Each apartment could be designed to house up to four single students or a married student couple. The dormitory rooms could be shared by two students.

34. WOULD YOU BE INTERESTED IN LIVING IN ON-CAMPUS HOUSING?
☐ Yes, Apartments
☐ Yes, Residence Halls (Dormitory)
☐ No
☐ Don't Know

35. IF NO, WHY NOT?

____

____

36. HOW MUCH RENT WOULD YOU BE WILLING TO PAY PER MONTH TO LIVE ON-CAMPUS?

$____________(Monthly Amount)

37. WOULD YOU BE WILLING TO SHARE YOUR SLEEPING ROOM WITH A ROOMMATE?
☐ Yes
☐ No
☐ Don't Know

38. HOW MUCH MORE PER MONTH WOULD YOU BE WILLING TO PAY FOR A SINGLE ROOM?

$____________(Monthly Amount)

39. HOW MANY ROOMMATES WOULD YOU PREFER TO SHARE AN APARTMENT WITH?
☐ None
☐ One
☐ Two
☐ Three
☐ Four
☐ Don't Know

40 WOULD YOU PREFER FURNISHED OR UNFURNISHED HOUSING?
☐ Furnished
☐ Unfurnished
☐ Don't Know

41. WOULD YOU RENT COLLEGE HOUSING FOR 9 OR 12 MONTHS?
☐ 9 months
☐ 12 months

42. IF THE COLLEGE HOUSING WERE DORMITORIES, WOULD YOU PREFER HOUSING WITH OR WITHOUT FOOD SERVICE?
☐ With Food Service
☐ Without Food Service

43. IF YOU LIVED IN COLLEGE HOUSING AND COULD PURCHASE A CAMPUS MEAL TICKET, WOULD YOU BUY A TICKET FOR:
☐ 7 meals per week
☐ 14 meals per week
☐ 19 meals per week
☐ Would Not Buy a Meal Ticket

44. IF THE UNIVERSITY OF ALASKA CAMPUS IN JUNEAU BUILT ON-CAMPUS STUDENT HOUSING, WOULD YOU CONSIDER TRANSFERRING OR ENROLLING AT JUNEAU?
☐ Yes
☐ No
☐ Don't Know

45. ARE YOU A RESIDENT OF ALASKA?
☐ Yes
☐ No

46. IF YES, WERE YOU A RESIDENT OF ALASKA BEFORE YOU BECAME A STUDENT AT KETCHIKAN COMMUNITY COLLEGE?
☐ Yes
☐ No

47. IF CHILD CARE SERVICES WERE AVAILABLE ON-CAMPUS FOR STUDENTS, WOULD YOU USE IT?
☐ Mornings
☐ Afternoons
☐ Evenings

48. HOW MANY CREDITS ARE YOU TAKING THIS SEMESTER?

____________(No. of Credits)

49. HOW MANY CREDITS HAVE YOU RECEIVED FROM KETCHIKAN CC?

____________(No. of Credits)

50. ARE YOU TAKING KETCHIKAN CC CLASSES FOR:
☐ Upgrading skills for future employment
☐ Preparing to transfer to a 4-year college or university
☐ Personal enjoyment and benefit

51. ARE YOU WORKING TOWARD A DEGREE AT KETCHIKAN COMMUNITY COLLEGE?
☐ Yes
☐ No

We would now like you to answer some questions about the items you think about in a place to live on-campus.

Please indicate, using the following letters, how important each of the items is to you. Rate each item as if you were selecting a new place to live.

A = ESSENTIAL

B = DESIRABLE

C = NEUTRAL

D = UNNECESSARY

E = UNDESIRABLE

F = DON'T KNOW

52. ____Opportunity to make new friends.

53. ____Privacy in the bathroom.

54. ____Parking for my vehicles.

55. ____A quiet place to study.

56. ____A place to interact with faculty.

57. ____Freedom to make my own decisions about menu and mealtimes.

58. ____Lowest possible cost.

59. ____Plenty of storage/closets.

60. ____Lots of friendly neighbors.

61. ____My parents would approve of it.

62. ____A fun place to have parties.

63. ____Freedom to decorate as I like.

64. ____A place to be alone when I feel like it.

65. ____Being able to select my own roommate.

66. ____A place which has organized social events.

67. ____Freedom from family and from university regulations.

68. ____A place to go with a date or on a date.

69. ____A quiet place to sleep.

70. ____Regular, prepared meals.

College Attitude Survey
Ketchikan Area Adults

1. AGE: ____________________

2. GENDER: ____________________

3. MARITAL STATUS: ____________

4. HOW MANY YEARS HAVE YOU LIVED HERE? ____________________ (years)

5. HAVE YOU ATTENDED COLLEGE BEFORE?
☐ Yes (Go to 6)
☐ No (Go to 7)

6. IF YES, WHICH COLLEGE AND FOR HOW MANY YEARS?

____________________(Name of College) ____________ (years)

7. ARE YOU ATTENDING KETCHIKAN COMMUNITY COLLEGE NOW?
☐ Yes
☐ No (Go to 8)

8. HAVE YOU CONSIDERED ATTENDING KETCHIKAN COMMUNITY COLLEGE?
☐ Yes
☐ No

9. IF COLLEGE HOUSING WERE AVAILABLE AT KETCHIKAN COMMUNITY COLLEGE, WOULD YOU CONSIDER ATTENDING?
☐ Yes
☐ No
☐ Undecided

10. IF YOU ATTENDED KETCHIKAN COMMUNITY COLLEGE WOULD IT BE FOR:
☐ Upgrading skills for future employment
☐ Obtaining a Associate of Arts degree
☐ Preparing to transfer to a 4-year college or university
☐ Personal enjoyment and benefit

11. WHAT IS YOUR PRESENT OCCUPATION?

______________________________(Occupation)

12. WHAT IS YOUR PRESENT HOUSING TYPE?
☐ Rented house or apartment
☐ Owned house or apartment
☐ At home with parents or relatives
☐ Other (Specify)______________________________

13. HOW DID YOU LOCATE YOUR HOUSING?
☐ Reading newspaper ads
☐ Placing newspaper ads
☐ Through a realtor
☐ Through friends
☐ Continue to live in parents home
☐ Other (Please explain)______________________________

College Attitude Survey
Craig Adults

B-2

1. AGE: ____________________

2. GENDER: ________________

3. MARITAL STATUS: __________

4. HOW MANY YEARS HAVE YOU LIVED HERE? ____________________ (years)

5. HAVE YOU ATTENDED COLLEGE BEFORE?
☐ Yes (Go to 6)
☐ No (Go to 7)

6. IF YES, WHICH COLLEGE AND FOR HOW MANY YEARS?

________________________________(Name of College)_______(years)

7. HAVE YOU CONSIDERED ATTENDING KETCHIKAN COMMUNITY COLLEGE?
☐ Yes
☐ No

8. IF YOU HAVE NOT CONSIDERED THE COMMUNITY COLLEGE, IS THERE A REASON?

____(Reason)

9. IF COLLEGE HOUSING WERE AVAILABLE AT KETCHIKAN COMMUNITY COLLEGE, WOULD YOU CONSIDER ATTENDING?
☐ Yes
☐ No
☐ Undecided

10. IF YOU ATTENDED KETCHIKAN COMMUNITY COLLEGE WOULD IT BE FOR:
☐ Upgrading skills for future employment
☐ Obtaining a Associate of Arts degree
☐ Preparing to transfer to a 4-year college or university
☐ Personal enjoyment and benefit

11. WHAT IS YOUR PRESENT OCCUPATION?

____(Occupation)

12. WHAT IS YOUR PRESENT HOUSING TYPE?
☐ Rented house or apartment
☐ Owned house or apartment
☐ At home with parents or relatives
☐ Other (Specify)____

13. IF YOU WOULD LIKE MORE INFORMATION ABOUT KETCHIKAN COMMUNITY COLLEGE, LIST YOUR NAME AND ADDRESS BELOW:

Name____

Address____

City and Zip____

College Attitude Survey
South-East Alaska High School Students

C-1

1. NAME OF HIGH SCHOOL:______________________________

2. PLEASE CIRCLE YOUR GRADE IN SCHOOL: 11th 12th

3. PLEASE INDICATE YOUR GENDER: male female

4. UPON GRADUATION FROM HIGH SCHOOL DO YOU PLAN TO:
☐ Work in the city where you live
☐ Work in another city
☐ Enroll at a 2-year community college in Alaska
☐ Enroll at a 4-year campus of the University of Alaska
☐ Go to college in the lower 48 states
☐ Undecided
☐ Other (Specify)______________________________

5. IF YOU PLAN TO ATTEND COLLEGE, WHAT TYPE OF HOUSING WOULD YOU CHOOSE TO LIVE IN WHILE AT COLLEGE?
☐ College housing on-campus
☐ Private housing off-campus
☐ At home with parents or relatives
☐ Other (Specify)______________________________

6. IF YOU WANT TO LIVE IN COLLEGE HOUSING, WOULD YOU PREFER:
☐ Dormitory style (shared room) housing including meal service
☐ Dormitory style (shared room) housing without meal service
☐ Apartment style (shared housing) where you prepare your own meals
☐ Other (Specify) ______________________________

7. IF YOU PLAN TO ATTEND COLLEGE, ARE YOU PLANNING TO ATTEND KETCHIKAN COMMUNITY COLLEGE?
☐ Yes
☐ No
☐ Undecided

8. IF YOUR ANSWER TO QUESTION 7 IS "NO" OR "UNDECIDED", WOULD YOU ATTEND KETCHIKAN COMMUNITY COLLEGE IF THE ACADEMIC OR VOCATIONAL PROGRAM YOU WANTED WAS AVAILABLE?
☐ Yes (Name of Program)______________________________
☐ No

9. IF YOUR ANSWER TO QUESTION 7 IS "NO" OR "UNDECIDED", WOULD YOU ATTEND KETCHIKAN COMMUNITY COLLEGE IF ON-CAMPUS STUDENT HOUSING WERE AVAILABLE?
☐ Yes
☐ No

10. IF YOU WOULD LIKE MORE INFORMATION ABOUT KETCHIKAN COMMUNITY COLLEGE, PLEASE LIST YOUR NAME AND ADDRESS BELOW:

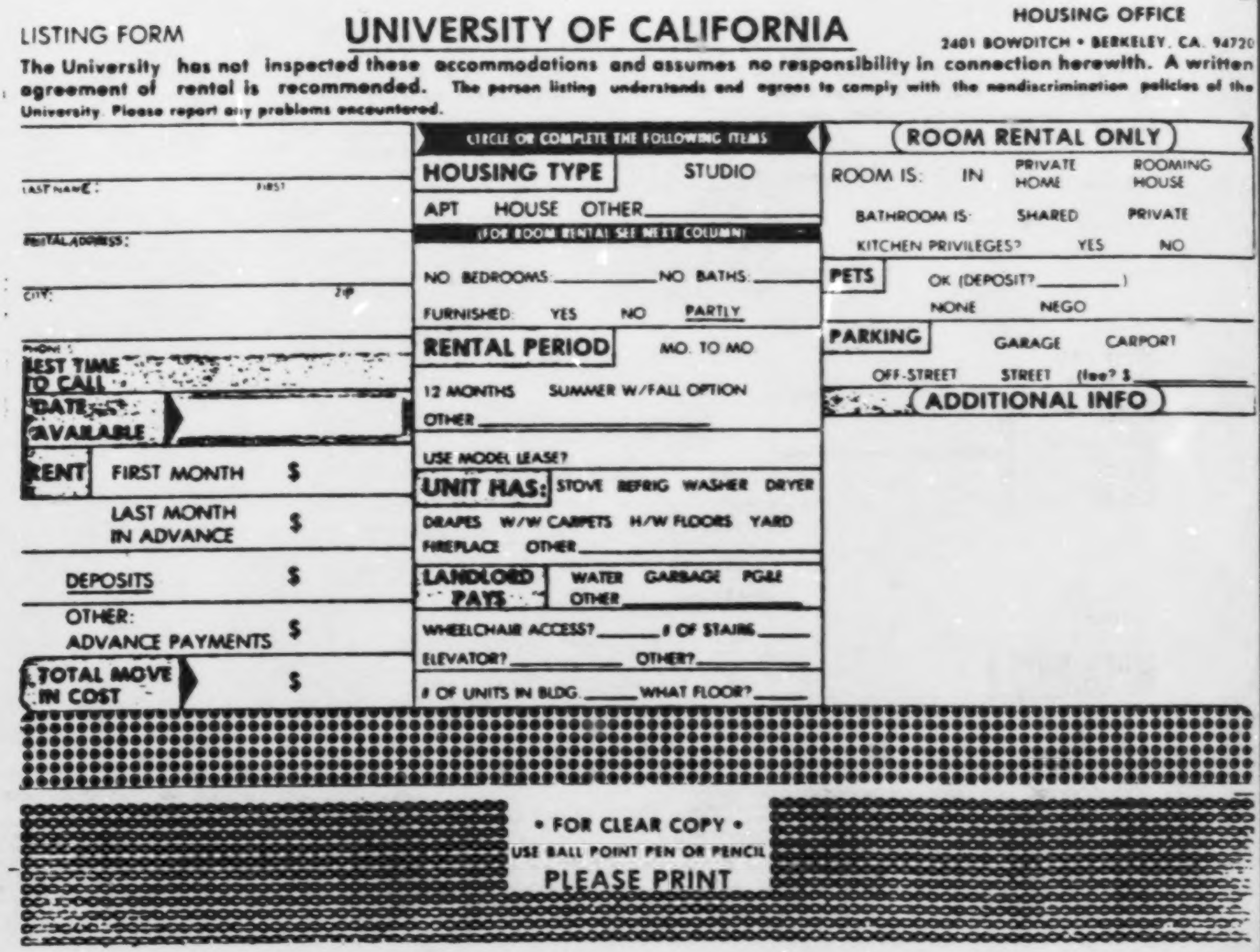
Name____

Address______________________________________

City and Zip__________________________________

Appendix D
TYPICAL HOUSING LISTING CARD
Vacant Housing Unit

Source: Housing Office, University of California, Berkeley



LISTING FORM

UNIVERSITY OF CALIFORNIA

HOUSING OFFICE
2401 BOWDITCH • BERKELEY, CA. 94720

The University has not inspected these accommodations and assumes no responsibility in connection herewith. A written agreement of rental is recommended. The person listing understands and agrees to comply with the nondiscrimination policies of the University. Please report any problems encountered.

LAST NAME: FIRST
RENTAL ADDRESS:
CITY: ZIP
PHONE:
BEST TIME TO CALL
DATE AVAILABLE

RENT	FIRST MONTH	$
	LAST MONTH IN ADVANCE	$
	DEPOSITS	$
	OTHER: ADVANCE PAYMENTS	$
TOTAL MOVE IN COST		$

CIRCLE OR COMPLETE THE FOLLOWING ITEMS

HOUSING TYPE STUDIO
APT HOUSE OTHER__________
(FOR ROOM RENTAL SEE NEXT COLUMN)
NO BEDROOMS:__________ NO BATHS:______
FURNISHED: YES NO PARTLY
RENTAL PERIOD MO. TO MO
12 MONTHS SUMMER W/FALL OPTION
OTHER________________
USE MODEL LEASE?
UNIT HAS: STOVE REFRIG WASHER DRYER
DRAPES W/W CARPETS H/W FLOORS YARD
FIREPLACE OTHER______________
LANDLORD PAYS WATER GARBAGE PG&E
OTHER____________
WHEELCHAIR ACCESS?______ # OF STAIRS______
ELEVATOR?__________ OTHER?__________
OF UNITS IN BLDG.______ WHAT FLOOR?______

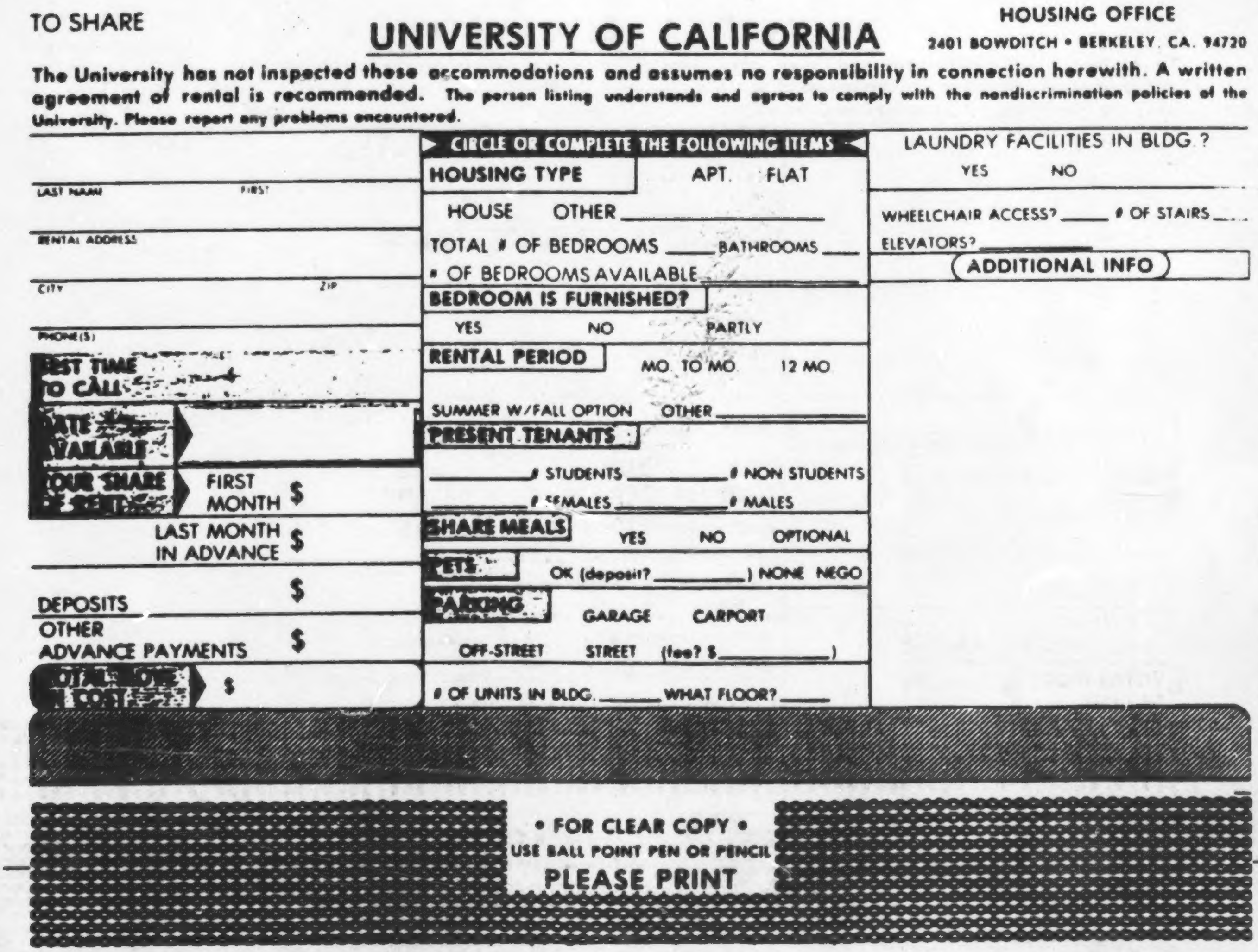
ROOM RENTAL ONLY

ROOM IS: IN PRIVATE HOME ROOMING HOUSE
BATHROOM IS: SHARED PRIVATE
KITCHEN PRIVILEGES? YES NO
PETS OK (DEPOSIT?________)
NONE NEGO
PARKING GARAGE CARPORT
OFF-STREET STREET (fee? $________
ADDITIONAL INFO

• FOR CLEAR COPY •
USE BALL POINT PEN OR PENCIL
PLEASE PRINT

Appendix D (Cont'd)
TYPICAL HOUSING LISTING CARD
Housing Unit to Share

Source: Housing Office, University of California, Berkeley



TO SHARE

UNIVERSITY OF CALIFORNIA

HOUSING OFFICE
2401 BOWDITCH • BERKELEY, CA. 94720

The University has not inspected these accommodations and assumes no responsibility in connection herewith. A written agreement of rental is recommended. The person listing understands and agrees to comply with the nondiscrimination policies of the University. Please report any problems encountered.

LAST NAME FIRST
RENTAL ADDRESS
CITY ZIP
PHONE(S)
BEST TIME TO CALL
DATE AVAILABLE
YOUR SHARE OF RENT — FIRST MONTH $
LAST MONTH IN ADVANCE $
DEPOSITS $
OTHER ADVANCE PAYMENTS $
TOTAL MOVE IN COST — $

CIRCLE OR COMPLETE THE FOLLOWING ITEMS
HOUSING TYPE APT. FLAT
HOUSE OTHER ____
TOTAL # OF BEDROOMS ____ BATHROOMS ____
OF BEDROOMS AVAILABLE ____
BEDROOM IS FURNISHED?
YES NO PARTLY
RENTAL PERIOD MO. TO MO. 12 MO.
SUMMER W/FALL OPTION OTHER ____
PRESENT TENANTS
____ # STUDENTS ____ # NON STUDENTS
____ # FEMALES ____ # MALES
SHARE MEALS YES NO OPTIONAL
PETS OK (deposit? ____) NONE NEGO
PARKING GARAGE CARPORT
OFF-STREET STREET (fee? $____)
OF UNITS IN BLDG. ____ WHAT FLOOR? ____

LAUNDRY FACILITIES IN BLDG.?
YES NO
WHEELCHAIR ACCESS? ____ # OF STAIRS ____
ELEVATORS? ____
ADDITIONAL INFO

• FOR CLEAR COPY •
USE BALL POINT PEN OR PENCIL
PLEASE PRINT

Appendix E

APARTMENT DESIGN RECOMMENDATIONS

I. THE APARTMENT

A. Apartment Layout

Each apartment should be designed and oriented to offer the most favorable combination of quietness, sun exposure, cross ventilation and view. Since daylight hours are short for much of the academic year, adequate lighting, including both area and movable task lighting, is needed.

The sound separation between adjacent rooms of adjacent apartments should achieve a rating, as tested, of Airborne Sound Transmission Class 55. If apartment units are stacked one above the other, the floors and ceilings should achieve an Airborne Sound Transmission Class 55. The sound separation between rooms of adjacent apartments should be tested by the campus at the completion of the project.

The flow of inside circulation should be intense and should be carefully considered in the design of the units. An open plan is desirable to allow greatest efficiency and flexibility in space utilization. The efficiency of planning should be on the order of 80 to 85 percent. Access to functional areas should not be through other non-compatible areas.

The duplication of one typical floor plan is acceptable, although variety in plans is encouraged. However, the configuration of the buildings to fit the site and the incorporation of the units which are accessible to the handicapped may require more than one plan type.

B. The Student Bed-Study Room

The opportunity to move furniture, as an expression of the student's personal living habits, is very important; students will seek visual isolation for study and sleeping. Therefore, the dimensions and the fixed relationships in the room (door, window, lamps) should be placed in a way that would allow varied furniture arrangements.

The furniture for single student apartments, which would be provided by the campus, would probably consist of two beds (each 36" x 80"), two desks (42" or 45") and chairs, and two chests of drawers (each 34" W x 18" D x 42" H) in each bedroom.

Each study/bedroom should have a minimum of four electrical outlets, an overhead light in the room, located where it would also illuminate the closet, and a wall switch at the room entrance. Each bedroom should have one telephone outlet.

A minimum of six linear feet of built-in closet for clothes hanging and storage space is needed in each bed-study room, which should include clothes hanging rod and at least one shelf.

C. The Bathroom

The bathroom in the single student, two-bedroom unit should be designed to best serve three to four unrelated adults. Ample storage and shelf space is needed for many personal items. Provide a combination shower-bath with shower curtain. A wide mirror above the wash basin and large counter-top below with ample light, sized for two men shaving or two women putting on make-up is desirable. Two lavatories are required. Provide four large towel holders.

D. Living/Dining Area

The living/dining should accommodate the following activities: eating, dining, studying, and both formal and informal entertaining. The kitchen might include an eating counter at the living/dining room side. The area near the kitchen in the two-bedroom unit should accommodate a dining table with seating for six; the main area should be large and should allow the arranging of a sofa, two armchairs, a low table, and bookshelves. Living area should open to a deck area at ground level or a living balcony at second level. Provide six electrical outlets within this area and suspended light above the dining table, with telephone and cable television provisions.

E. The Kitchen

Frequently several people will participate in preparing meals or snacks, and the circulation and work space must accommodate them. Provide a minimum of eight linear feet counter top working space in the two-bedroom apartment. Provide a minimum of 24 linear feet of built-in adjustable upper and lower cabinet shelving and storage space, excluding refrigerator, sink and range. Kitchen may be somewhat open to dining area, but should be screened from the living room. Lighting should be provided over sink, range, and as necessary in kitchen ceiling.

Equipment:

Refrigerator	14 cubic foot capacity, 32" minimum width, provided by the campus.
Range and Oven	30" minimum range with four burners and oven, provided by the campus.
Exhaust Hood	Over range with strong exhaust fan to the atmosphere. Light. Provided by contractor.
Sink	Double sink.
Microwave	Counter-top model, 25" maximum width, 22" maximum depth, provided by campus.

Outlets	Four convenience electrical outlets on working space. Good overhead lighting, controlled by wall switch. (A lighting system integrated with ceiling and/or cabinets may be provided.)

F. Storage

A combination linen/coat closet with at least three adjustable shelves should be provided outside the bedrooms. A large utility closet should be provided in or near the kitchen. A general storage room of approximately 80 square feet area, designed as a walk-in closet with entry for the inside of the apartment only should be located in or adjacent to the apartment, such as on a porch or deck.

Door jambs should be spaced approximately 12" from certain walls to permit bookshelves to be placed behind the door swing in the study/bedrooms, living room, and hallway.

G. Furnishings

1. Flooring: Good quality wall to wall carpets should be provided in all spaces of the apartment excluding kitchen, bath, and entry for appearance, comfort and sound reduction. A variety of colors should exist between apartments. All other floors should be vinyl asbestos or sheet vinyl. Sheet vinyl is preferred over vinyl asbestos. Bathrooms may be ceramic tile.

2. Draperies: Flameproof draperies of good quality, color, texture and pattern should be provided in bedrooms and living/dining area.

II. COMMON USE AREAS

A. Maintenance and Custodial Space

Space should be provided for maintenance and custodial personnel and equipment and utility space of at least 200 square feet. It is preferable that it be located near the laundry. Provide telephone, electrical power, service sink, ventilated paint storage for minimum maintenance and repair capabilities. Service vehicle access with parking space should be provided.

B. Laundry Facility

At least one central laundry facility should be provided. Floor space and electrical, plumbing and mechanical rough-in for washers at a ratio of one per ten apartments, and dryers at a ratio of one per 25 apartments should be provided. Total area would be approximately 200 square feet. Washers and dryers would be provided by the campus.

A waterproof and adequately drained floor basin should be provided under washers to take care of overflowing water. Each laundry room should be provided with laundry trays, heating and mechanical ventilation, adequate electrical outlets, 70 footcandle lighting, and space for ironing, folding clothes, and seating space.

Additionally, a manager's office should be included in one of the ground floor apartments.

C. Trash Collection Area

Dempster Dumpster type trash collection should be used. Approximately one bin space should be provided. Suitable paved areas should be provided for the bin, with screen wall enclosures of masonry or wood. This area should be well concealed, but must be readily accessible to the apartments and to the pick-up truck. Location should minimize transmission of odors and noises to the apartments.

Appendix F
RENTAL HOUSING RATES IN KETCHIKAN
January 1982 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
1/ 4/82	$350 * $350 *	A $500 * $500 * $625 *	--	--	A A	--	--	A
1/11/82	--	$400 #	--	--	A	--	--	H $850 * C $725 #
1/18/82	--	--	--	--	A	H A A $450	--	H A H $850 * $750
1/25/82	--	--	--	--	A	H A	--	H $850 * H$1000 #
2/ 1/82	--	$395	--	--	A	--	--	D $800 A $700
2/ 8/82	--	--	--	--	--	H $500	--	H $800 D $800 A $700
2/16/82	R A	$312	--	--	--	--	--	--
2/22/82	--	A	--	--	$695	A	--	$850 *
3/ 1/82	--	--	--	--	--	A	--	$800 $775
3/ 8/82	--	--	--	--	--	$700 C A	--	$800 $775
3/15/82	--	--	--	--	--	$625	--	$800 $750 D $825
3/22/82	R A	--	--	--	--	--	--	--
3/29/82	--	$400 *	--	--	--	$635	--	--
4/ 5/82	A	$400	--	A	--	A	--	--
4/12/82	--	--	--	--	--	--	--	$900

A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

BEST COPY AVAILABLE

Appendix F (Continued)
RENTAL HOUSING RATES IN KETCHIKAN
January 1982 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
4/19/82	--	--	--	$550 $500	--	$650	--	$750 $675
4/26/82	A	--	--	$350	--	--	$750	--
5/ 3/82	--	--	--	A	--	--	--	$1100
5/10/82	--	--	--	--	$685 $700	--	--	--
5/17/82	R A	--	--	$600	$676	H $500 $850	--	--
5/24/82	--	--	--	--	$685	--	--	
6/ 1/82	R A $210[a]	--	--	H $300 $575	$676	$600 $695 *	--	D A
6/ 7/82	$210[a]	--	--	$575 $550 A	--	--	--	$675 $685 $800
6/14/82	$210[a]	--	--	--	--	H A	--	$800
6/21/82	A	--	--	--	--	$650 A	--	--
6/28/82	--	A	--	$500	$600 A	--	--	D A
7/ 6/82	--	--	A	--	$625	$800 $750	--	$850 $800
7/12/82	--	--	--	$700	--	$800	--	$850
7/19/82	$ 10[b]	--	--	--	$650	--	--	--
7/25/82	--	--	--	--	--	$625	--	H A
8/ 2/82	--	$416	--	A	C $590	$700 $700 $650	--	--
8/ 9/82	--	--	--	A A	$590	D $650 $700	--	D A

a: Per week, includes board; b: Per night
A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

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Appendix F (Continued)
RENTAL HOUSING RATES IN KETCHIKAN
January 1982 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
8/16/82	$ 10[b] R A	A	--	A	A	$650 D A	--	D A
8/23/82	A	A	--	A	--	--	--	H $800
8/30/83	R A	--	--	A A $650 $600 $412	--	A	--	H $800
9/7/82	--	--	--	A A A A	--	$850 $650	--	H A
9/13/82	R A	--	--	$395 A	A	$650 $700 A	--	A
9/20/82	R A	--	--	A A $600	--	$700 A $650 *	--	$800 $700 C $800
9/27/82	R A	--	--	A	--	--	--	--
10/ 4/82	--	--	--	A A A $500	--	C A A	--	A A
10/11/82	--	--	--	$650	--	C A A	--	H$1000 A
10/18/82	R A	--	--	--	--	A C A A $600	--	H$1000 A
10/25/82	R A	--	--	$475	--	$625	--	H $900
11/ 1/82	R A	--	--	$525 $595	--	$795 * A $650 * $600	--	H $900 $812

a: Per week, includes board; b: Per night
A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

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Appendix F (Continued)
RENTAL HOUSING RATES IN KETCHIKAN
January 1982 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
11/ 8/82	R A	$365	C $600	A A	--	$650 *	--	$812
11/15/82	R A	--	C $600	A	--	$650 $695 * A	--	$812 *
11/22/82	R A	--	$475 *	--	H $800	$700 *	--	H $900 H$1050 $850 $800 $800
11/29/82	--	--	A	$500 $600 *	A	A $700 * $650	$500	H$1050 $898 * D $800 A
12/ 6/82	R A R A	A	--	$450 $650 $525	$700	$700 # C $650 A $700 *	--	H$1050 H $800 A D $800 $800
12/13/82	R A	A $300	--	A A A A A A	A	$650 # $700	--	H$1050 A $800 #
12/20/82	--	--	--	A A A A C $650 $650 A	--	H $600 $625 A A	--	$850 $882 A $800 #
12/28/82	R A	A $360	--	C $590 A A A	A	A $750 $700 * $600	--	A H $850 H $300 $750

A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

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Appendix F (Continued)
RENTAL HOUSING RATES IN KETCHIKAN
January 1962 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
1/ 3/83	R A	--	--	A A	A D $750 * $645 $600	$750 * $600	--	A H$1050 H $300
1/10/83	R A	--	--	$300 * A	$645	$710 # $600 $600 $700 $600	--	A H$1050 A H [illegible] $800 A
1/18/83	--	--	--	A A	--	$650	--	H $850 $800 $750 $750 A
1/24/83	--	--	$400	A A $500 * $600	--	$676 $650	--	H $850 H$1050 H $800 $800 A $700 $800
1/31/83	--	--	--	A A $520 $325	--	A A $572 * $575 $750 * $650 * $750 *	--	H$1050 H $800 A $650
2/ 7/83	R A	--	--	$550 #	H $800	D $575	--	H$1050 H $850 H $925
2/14/83	R A R A	--	--	$750 * A H $500	$800	T $640 $700 $650 D $700	--	H$1050 H $850 H $850 *
2/22/83	--	--	--	$600 A $750 *	H $800	A	--	H $850 * $700 $800

A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

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Appendix F (Continued)
RENTAL HOUSING RATES IN KETCHIKAN
January 1982 - February 1983

Date	Studio Unfurn	Studio Furn	1 Bedr Unfurn	1 Bedr Furn	2 Bedr Unfurn	2 Bedr Furn	3 Bedr+ Unfurn	3 Bedr+ Furn
2/28/83	--	--	--	$650 * $425 $750 *	--	H $750 $650 * $650 $750 *	--	H $800 $700 $600

A: No Price Indicated
#: Includes Utilities
*: Includes Heat and Utilities
Type of Housing: C = Condominium; D = Duplex; H = House; R = Room; T = Trailer

Source: Ira Fink and Associates, based upon rental housing ads in the Ketchikan Daily News, dates indicated.

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